

**Towamencin Township
Board of Supervisors
Work Session
November 21, 2023
7:00 PM**

Present:

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

Staff:

David G. Kraynik, Township Manager
Robert J. Iannozzi, Jr., Esq., Township Solicitor
Mary Stover, Township Engineer
Clayton Reed, IT Staff

Present Remotely:

Colleen Ehrle, Director of Administration

Absent:

Chairman Wilson called the meeting to order at 7:02 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This Board meeting is provided live via zoom for residents, who are unable to attend in person but wish to view and hear the meeting remotely. Public comments submitted by 4:30 pm on the day of the meeting will be read at the start of the meeting. For those physically present, public comment will be held at the beginning of the meeting.
- Towamencin Township will be hosting our annual Holiday Lights Festival, Friday & Saturday, December 1st & 2nd from 4:30 to 8:30 pm, at Fischer's Park. The light displays in the park begin November 27th.
- The Township has partnered with North Penn's Enact Club by providing a plastic bag recycling collection container in the lobby of the Administration Building.
- Chairman Wilson reminded residents, who wish to make public comments or ask questions to come up and speak into the microphone. He also reminded residents to sign-up for the Township's e-news to keep informed of Township news and events.

Public Comments – Emailed submissions:

Resident Jenn Foster called attention to the Home Rule Charter, stating it requires transparency around committees and commissions. While appreciating the efforts to add committee members, terms, and vacancies to the website, she feels it does not follow the spirit of the requirement. She noted various committees have not met for extended periods of time and have numerous vacancies; asking why they are not meeting or properly appointed. She suggested the Technology and Innovation Committee be combined with the Strategic Planning Committee.

Resident Kofi Osei stated the election is still too close to call. He called attention to the Home Rule Charter results, and a court ruling that day that could alter the election. He referenced zoning changes and high-density housing that have recently been on the agenda, adding he is not against any of it and was glad the mythology that zoning can never be changed was dispelled. He referenced the comprehensive plan update, and his hope for candid conversations about land use, and further noted the comprehensive plan consultant talked about changing zoning with no objection from the Board.

In-Person Comments

Resident David Mosesso referenced the Township's noise ordinance. He described a rock concert being held from a neighboring property that he felt was extremely loud, and disruptive. He contacted the police, who advised the matter was being investigated, and the party involved was told to tone it down. He proclaimed the ordinance states noise must stop by 11 pm. He asked that the ordinance be adjusted for residential homes/districts.

Resident James Collins commented on right-to-know requests. He proposed an example of what you should not do if you do not want to be called out on something. He expressed his concern with the public comment portion of the meeting and where it is situated within the meeting agenda. He proposed allowing residents the opportunity to be heard during the meeting when items are addressed.

Resident Bruce Bailey offered comments on lowering spending. He has seen no decreased spending and vowed to continue asking the Board to stop spending. He commented on his previous misconception of the debt and agreed that the Township is paying down the debt. He referenced the proposed LED billboards or signage being proposed along Forty Foot Road, by the shopping center, and how they promote distracted driving and asked that they not be approved in the Township. Lastly, he asked the Board to stop the sewer sale.

Resident Joe Silverman commented on the proposed park bathrooms and storage sheds at Butch Clemens Park. He did a survey of surrounding townships, and all that is offered are port-o-potties.

Approval of Minutes

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved the October 25th minutes.

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

Voting No: N/A
Abstaining: N/A
Absent: N/A

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the November 8th minutes.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Zoning, Subdivision and Land Development

NPSD Proposed High School Renovation Presentation & Zoning Map Amendment Request

Representatives from the North Penn School District (NPSD) presented their renovation intention to the high school and requested consideration of a Zoning Map amendment. In January, a special election referendum will be held voting on whether the 9th grade should be moved to the high school campus. This matter is the basis of the zoning map amendment. Renovations include:

- Expansion and comprehensive renovation of the high school building and its facilities; adding 9th grade to existing 10th, 11th, and 12th grades;
- Improvements to existing on-site circulation for cars, buses, and pedestrians, including a redesigned and new bus pick up/drop off area;
- Separated car and bus circulation;
- A new sidewalk along Sumneytown Pike with pedestrian access to school facilities;
- New vehicular access onto Sumneytown Pike for improved bus circulation;
- Reconstruction and relocation of competition and practice athletic fields with new concession stand and field house;
- A new school facilities maintenance building;
- Expanded parking with added parking at the football stadium;
- New stormwater management facilities;
- Existing 4H fields to remain without changes;
- Existing transportation facility to be moved to another location

Dr. Todd Bauer, Superintendent for the District, thanked the community members, Township staff, and Supervisors Smith and Snyder for participating in meetings, tours, and the design process for this project. Dr. Bauer led the presentation, and was joined by additional District representatives, Michael Clark Esq., Barry Single, P.E. and T&M Associates. The representatives presented the proposed improvements and map amendments.

Supervisor Wilson asked about stormwater management, specifically around residential areas. Mr. Single referenced the map and offered comments on proposed conditions, projected size, and

design of the facilities. The District is looking to expand a small existing basin, as well as, proposed underground facilities. They are also investigating surrounding runoff conditions.

Supervisor Marino asked about traffic flow on and off campus and asked what has the district done to mitigate any issues. Mr. Single confirmed a traffic study had been conducted, and various improvements were noted in the study. Supervisor Marino asked how these improvements will be paid for, and whether municipal funds would be required. Mr. Single stated improvements are included in the campus improvement budgets.

Supervisors Snyder, Marino and Warner asked various questions regarding improvements. The District representatives spoke to the proposed study improvements as well as future studies that will take place during this process.

Supervisor Marino asked if the District was considering acquiring the former Rite-Aid property, located at Sumneytown Pike and Valley Forge Road, to help with stormwater management. Supervisors Snyder and Smith proposed the same for consideration. Supervisor Marino also asked if the District representatives considered the orientation positions of the ball fields.

Supervisor Warner asked questions about the proposed tree buffer, and the actual intentions. The representatives noted they would like to increase the density and prefer to isolate the fields from the homes, but projections are not currently available.

Supervisor Marino asked the representatives to speak about the advantage of incorporating the North Montco Technical Career Center in their proposal. The District suggested this was being considered because of the institutional zoning change.

The District emphasized the zoning application could be submitted as early as next week.

Resident Joe Silverman asked if the radio and cell towers were coming down. Supervisor Snyder responded that they would remain. He raised an issue with the radio waves and had concerns that the cell towers may be too close to the students and that this should be a consideration. He proposed building a Faraday cage.

Consider Belfair Square Land Development Time Extension Request

Cornerstone Premier Homes is proposing to consolidate nine separate parcels into a single 3.94-acre development site, located along Welsh Road, between Vernon Court and Grist Mill Road, within the MRC – Mixed Residential Cluster and RBP – Residential Business Professional Overlay Zoning Districts. The applicant is proposing to develop the property into 16 townhouses with public and site improvements. The applicant requested a time extension for the review of the revised land development plans until January 24, 2024, with a previous time extension of November 30, 2023.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved Belfair Square Land Development Time Extension Request.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business

None

New Business

Morgan Log House Introduction of New Executive Director: Molly Jobson

Morgan Log House President Eric Wert introduced Molly Jobson, new Executive Director for Morgan Log House. Molly is a native of Milwaukee, Wisconsin and joined the Morgan Log House team in October 2023. She earned her master's degree in Public and Applied History from Southern New Hampshire University in 2022 and her undergraduate degree in History and Cultural Anthropology from Ripon College (Ripon, Wisconsin) in 2010. Molly shared her experience and plans for the Morgan Log House in 2024 and beyond. The Board welcomed Molly to her new role.

Morgan Log House Lease Renewal

The five-year lease agreement between the Township and the Morgan Log House Historical Society for the Township-owned Morgan Log House, located on Weikel Road, expired in June of 2022, and lapsed due to Manager/Executive Director resignations at the Township and Morgan Log House. There is a mutual interest in renewing the agreement. There are no changes to the agreement, except for new effective dates. The agreement includes a retroactive start date of July 1, 2022, and a termination date of June 30, 2027, with a renewal option in place.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved the Morgan Log House Lease Renewal.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Montgomery County-Norristown Public Library – 2024 Towamencin Library Programming Proposal

Jeanne Cove, Head of Teen/Adult Programming and Outreach, at the Montgomery County-Norristown Public Library met with Administration staff in October to discuss programming opportunities. Staff recommend partnering with the library to offer programming that would be beneficial to the community. Jeanne presented an overview of programming options for the Board's consideration in 2024.

The Supervisors asked various questions about the program logistics. Ms. Cove answered the proposed questions and offered her willingness to make the program a success.

Warrant List

The monthly report prepared by the Finance Department was presented with a total of \$926,414.63.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved the monthly Warrant List.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Public Works Report

The Committee meets monthly to discuss projects and identify deficiencies related to Township infrastructure, properties, and equipment. The committee met November 16th. Supervisor Marino provided the Committee's report summarizing the following topics discussed:

- The Weikel Road Project
- Central Drive Storm Sewer Repairs
- Bocce Courts at Fischer's Park
- 2023 Road Paving Project
- 2023 ADA Project
- Landscape Signage at the Turnpike
- Kerr Road Widening Project
- Forty-Foot Road Pedestrian Bridge Remediation
- Green Lane Park Soccer Fields
- Drinnon Park Improvements
- Welsh/Orvilla Road Intersection Improvement Project
- Route 309 Connector/Sumneytown Pike Improvements
- SR 1058 HT4 Improvements along SR63
- Forty Foot/Newbury Way – PSDC Traffic Signal
- Fischer Park Improvement Plan
- Electric Vehicle Charging Stations
- Grant Opportunities - PennDOT Green Light Go & Central Drive Storm Water Improvements
- Comprehensive Plan Update
- MS4 Permit Requirements
- Long Term Stormwater Maintenance Plan
- Montgomery County Bridge on Rittenhouse Road
- 2024 Repaving Issue on Sunny Ayr Way
- Trees along Kriebel Road Trail

Finance Committee Report

The Committee meets monthly throughout the year to monitor economic indicators and the pulse of the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met November 17th. Supervisor Warner provided the Committee's report, summarizing the following topics discussed:

- 2023 October Financials
- Draft 2024-2029 Capital Budgets
- 2024 Budget is advertised and published
- Sewer sale updates
- Analysis of field service expenses
- 2024 EMS Distributions
- Reincorporating land development
- Interfund Transfers
- IRS Electronic Filings
- Discontinuance of the TD Bank account due to current rates. The Committee recommended the Township Manager close this account.
- Sewer rental rates - the Committee is considering instituting quarterly or monthly sewer bills opposed to one annual payment.

Resolution 23-26 Sale of Public Works Trucks

According §1504 to the Second Class Township Code, the Board of Supervisors must authorize the disposal of personal property. Anything with a fair market value of \$2,000 or more needs to be advertised and sold at auction. This resolution authorizes the disposal through sale on Muncibid for two (2) 2013 GMC Sierra trucks used by the Public Works Department that have been recently replaced through a 2023 budgeted purchase.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved Resolution 23-26: Sale of Public Works Trucks.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Revised Engineering Services Proposal for Green Lane Park Soccer Field

The Township Engineer has made modifications to a proposal for engineering services at Green Lane Park which eliminated contract documents, construction specifications and bidding from the proposal. The intent is for the Public Works Department to perform the grading and stormwater

management required for the soccer field, with no improvements to the parking area. The scope of work includes preparation of concept and design plans and regulatory agency permits applications. The proposed cost for the engineering services is not to exceed \$23,000.00.

On a motion by Supervisor Snyder, seconded by Supervisor Marino, the Board approved a Revised Engineering Services Proposal for Green Lane Park Soccer Field.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Engineering Services Proposal for Grist Mill Storm Sewer Replacement – Phase 1

The Township Engineer submit a proposal for the engineering services required to prepare design plans, construction specifications, bidding documents and to provide bid administration services for Phase 1 of the Grist Mill storm and sewer replacement project. The purpose of this project is to replace the existing corrugated metal pipe storm sewer system within the Grist Mill neighborhood. The overall storm sewer system within the Grist Mill neighborhood consists of approximately 5,000 LF of pipe. Due to the overall scope and expense, this replacement project will occur in phases over 3 years. It is anticipated that each phase will include approximately 1/3 of the storm sewer within the neighborhood. The construction phase of the project is not included in this proposal. The proposed cost for the engineering design and bidding phases is \$23,500.00.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved Engineering Services Proposal for Grist Mill Storm Sewer Replacement – Phase I.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Acceptance of Fire Police Donation

The Christ Lutheran Church sent a \$50 donation intended for the Township’s Fire Police as a thank you for their assistance with the church’s Trunk or Treat Event on October 28th.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved Acceptance of the Fire Police Donation.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board adjourned.

Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

There being no additional business, the meeting adjourned at 8:47 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Colleen Ehrle".

Colleen Ehrle
Director of Administration