

**Towamencin Township
Board of Supervisors
Work Session
July 14, 2021
7:30 PM**

Present:

H. Charles Wilson III, Chairman
Daniel M. Littley, Jr., Vice Chairman
Daniel Bell, Treasurer
Richard Marino, Secretary
Laura Smith, Asst. Treasurer/Asst. Secretary

Staff:

Brooke Neve, Interim Township Manager/Finance Director
Jack Dooley, Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Staff
Timothy Troxel, Chief of Police

Present Remotely:

Colleen Ehrle, Assistant to Township Manager

Chairman Wilson called the meeting to order at 7:31 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

Chairman Wilson made the following announcements:

- This Board meeting is the first since the COVID-19 emergency being held in person here at the Township Building, as well as, via Zoom, a video streaming option for residents who may not yet be able to attend in person. As accorded by law and notice, 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 available at the beginning of the meeting.
- Our concert series is anticipated to start tomorrow night, July 15th, featuring Mike Greer and Company, following by our concert on July 22nd with the group Flannel (a 90s dress up event). Come out for an enjoyable summer night and enjoy the talents of our various bands. Food sales by Diz's Dogs/Love Food Truck will start at 6 pm.

Public Comments

None

Approval of Minutes: June 23, 2021

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board approved the June 23, 2021 minutes.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Zoning, Subdivision and Land Development

Public Hearing: Cornerstone Premier Homes – Proposed Zoning Text Amendment

Cornerstone Premier Homes has filed a zoning text amendment application to allow for the following within the Residential Business and Professional Overlay District along Welsh Road:

1. An increase in density from 3 dwelling units per acre to 4.5 units per acre with a minimum lot area or developable land of 120,000 sf when a minimum of a half-acre of open space is created within the development.
2. Eliminate the requirement for shared driveways with a minimum of 400 feet continuous road frontage.

The Township and Montgomery County Planning Commissions have reviewed the proposed amendment and recommend that the Board consider approval with a minimal wording change to the ordinance. A public hearing on this matter was previously authorized by the Board of Supervisors at their May 26, 2021 meeting and is scheduled for this evening.

Chairman Wilson introduced Township Solicitor Jack Dooley, who presented the associated hearing exhibits. Mr. Dooley introduced the applicant David Caracausa, who made a presentation to the Board. A court reporter was present remotely to make a complete and formal record of the hearing. Solicitor Dooley closed the hearing, noting the Board of Supervisors would consider the amendment at a future meeting.

North Penn School District Map Amendment Posting Plan

The North Penn School District has filed a zoning map amendment application to rezone various parcels that include the High School property, the North Montco Technical Institute, and the recently acquired radio station property from R-125 and R-175 Zoning to IN – Institutional Zoning. A public hearing on this matter was previously authorized by the Board of Supervisors at their May 26, 2021 meeting and will be held on July 28, 2021. The property is required to be posted prior to the hearing.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the North Penn School District Map Amendment Posting Plan.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Wambold Realty, LP – Public Storage Facility Expansion Preliminary/Final Land Development

Wambold Realty LP is proposing to construct a second phase to the existing self-storage facility on the easterly side of Wambold Road between Fretz and Schoolhouse Road. The applicant proposes to demolish the existing buildings and driveways associated with the two dwellings on the property and construct seven new self-storage buildings. The Planning Commission recommended approval of this project at their May 3, 2021 meeting.

Susan A. Rice, P.E. of STA Engineering, Inc., representing the applicant provided an update on the proposed development plan. Ms. Rice reviewed the applicant’s nine waiver requests outlined in the CKS letter dated June 29, 2021.

Chairman Wilson asked Township Engineer Mary Stover if the curbing conditions at this location were comparable to other development along Wambold Road. Ms. Stover confirmed the conditions were similar and that another recent development received a curbing deferral due to the interference curbing would create to the stormwater management along this roadway.

Supervisor Marino asked what was the applicant’s plan to address the stormwater infiltration rate waiver. Ms. Rice explained that there is an infiltration basin on the facility as part of Phase 1, which is functioning well. The two proposed basins for Phase 2 would be modeled after PA DEP’s Managed Release Concept (MRC), including amended soils. In addition, flows from the new basins would be connected to the infiltration facility on site.

Chairman Wilson asked Ms. Rice if all review letters comments were acceptable. Ms. Rice acknowledged that they were, adding she was still waiting on updated correspondence from Keystone with respect to fire hydrant locations and the water main relocation, but has been in contact with them in the interim. Chairman Wilson reviewed the recommendations from the Township’s Planning Commission.

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board authorized staff to prepare resolutions for preliminary and final plan approval to be placed on a subsequent Board agenda.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business

Derstine Road Truck Restriction Update

Several residents again expressed concerns regarding violations of the Derstine Road truck restrictions. These violations have occurred repeatedly by multiple trucks and trucking companies. Township staff has revisited signage and feels all available measures have been taken in the area, noting continued enforcement of the truck ban is key.

Chief Troxel provided an update to the Board with new patrol data available and suggestions to possibly obtain greater compliance. Chief Troxel noted the year-long enforcement continues, noting there were 109 directed patrols from Jan 1st through June 30th, with the average truck ban patrol rate at every 1.6 days. He explained for the size of Towamencin's police department that is impressive data considering the other regular patrols/complaints to manage, in addition to responding to emergencies. Chief Troxel added that he understands the truck concerns are significant to those living in the area, but added the department has to look at the big picture and must balance many other priorities in the community.

As far as new tactics, Chief Troxel explained he was working toward pursuing the direct fining of trucking company owners and/or directors of transportation for larger companies. He is checking on what sections of the vehicle code would allow this intervention. The goal is to make the financial impact significant enough that it will influence internal direction to employees/drivers to correct their behavior. In addition to this measure, Chief Troxel noted he would be adding a detail with more truck inspectors that would elicit larger fines, and planned to dedicate a day to monitor the truck traffic along Derstine Road. Chief Troxel noted he cannot provide guarantees or assurances, but will continue enforcement, including the additional measures referenced.

Supervisor Bell asked what was the average duration of typical patrols in the area. Chief Troxel noted he could check and add that data in the future, but ventured the timing is varied depending on what is transpiring at the same time.

Supervisor Marino applauded Chief Troxel's creativity in exploring other enforcement suggestions, noting the enforcement is a marathon, not a sprint, and that he looked forward to seeing future results from some of these additional tactics discussed.

Resolution 21-20: Adoption of Sanitary Sewer System 10-Year Capital Plan

At the recommendation of the Sewer Committee, the Township authorized the compilation of a 10-year capital plan for the Township's Sanitary Sewer Conveyance System. The Township's Sewer Engineer, Gilmore & Associates, completed the capital plan and presented it at the Board of Supervisor's June 23rd meeting. At that meeting, the recommendation was made to have all pump stations added to and included in the capital plan. Gilmore & Associates has since revised the plan to include the recommendations. Should the Board find the revised plan acceptable, it will be adopted by resolution.

Thomas Figaniak, P.E. reviewed the updated pump station information included in the Sanitary Sewer System 10-Year Capital Plan.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board adopted Resolution 21-20, Adoption of Sanitary Sewer System 10-Year Capital Plan.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

New Business

Ordinance 21-07 - Kriebel Road Truck Restrictions

The Township had concerns about the ability of trucks to navigate certain sections of Kriebel Road including the “Z” turn. A traffic study was authorized by the Board at its January 27, 2021 meeting. The study was required in order to restrict the relevant sections of roadway. The Township’s Traffic Engineer, McMahan & Associates, completed the study and presented it to the Board of Supervisors at the June 9, 2021 meeting. The Board of Supervisors also authorized staff to prepare and advertise an ordinance encompassing the study’s recommended changes at that June 9th meeting. Ordinance 21-07 has been prepared, was appropriately advertised and is ready for adoption.

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board approved Ordinance 21-07, Kriebel Road Truck Restrictions.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Resolution 21-21: Authorization to Sign Documents – Green Light-Go 2017 Grant

Towamencin Township was awarded a \$341,000 Green Light-Go Grant, effective January 18, 2019, to upgrade 16 intersections within the Township. On May 27, 2020, PennDOT requested the project stop, when design was approved, notifying the Township that construction funding would not be available through the program due to COVID-19 implications for the state. On June 30, 2021, the appropriations bill for the state’s fiscal year 2021-22 was signed including funding for the Green Light-Go program. Towamencin’s construction portion of the grant was reinstated and an extension was granted to May 15, 2022 for construction completion. In order to administer this grant most efficiently, the Township is required to designate an authorized signatory for associated documents. This resolution authorizes the Township Manager, who will be registered in PennDOT’s “Engineering and Construction Management System” and “Reimbursement Agreement System,” to sign all documents to administer the reinstated grant.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board adopted Authorization to Sign Documents – Green Light-Go 2017 Grant.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Chad Dixon provided an update on the reinstated grant. His firm is reviewing the previous approved plans to see if changes are necessary. Mr. Dixon noted there may be some opportunities to add additional areas to the project as the work originally targeted at Sumneytown Pike and Wambold Road was added to the State's 309 Connector Project. He noted McMahon's review of the project should be complete the end of July. He outlined the future timeline which included: updating the bid specification for Montgomery County and PennDOT in August and September, advertising the project in October/November, award the project in November, with construction taking place December through April.

Supervisor Smith asked if this project included eliminating the no turn on red requirement/signage from Woodlawn Road onto Allentown. Mr. Dixon confirmed that it did.

Chairman Wilson inquired if the project included an advanced left turn phase from Detwiler Road, turning onto Forty Foot Road. Mr. Dixon noted when finalizing the original plan, the intersection did not meet the PennDOT warrant threshold for an advanced left phase, but that they would revisit again to see if additional volume in the area, notably from the Amazon delivery operation down on Gehman Road, would now meet the threshold. Supervisor Marino asked if the intersection still did not meet the warrant, could a timing change or extended green phases be incorporated. Mr. Dixon said they could look into timing modifications.

Finance Committee Report

The Township Finance Committee meets on a routine basis throughout the year. The Committee monitors economic indicators and the pulse of the Township's revenues and expenses. They also address various requests and concerns that may arise. The Committee met on June 29th. Supervisor Bell reviewed the report.

Towamencin Swim Team (TST) \$2,500 Relief Request – The swim team made a request for \$2,500 in relief to help absorb increased costs from Standguard, and to offset their inability to utilize their typical fundraising efforts because of COVID restrictions. The Committee recommendation was to continue conversations with Standguard to ensure the TST is being charged in accordance with the existing contract and are not incurring increased charges and to re-visit at a subsequent meeting.

Unbudgeted Capital Purchase Request – Pool Lane Lines - The pool lane lines currently being used are the original lane lines from 20 years ago. Based on TST research, outdoor lane lines typically last no more than 10 years. Standguard wants to use the current lane lines for lap swimming and considering their age and wear, TST fears they may break and leave them short for the meets they are hosting. This \$4,000 capital purchase request is not budgeted in 2021. It was categorized during the budgeting process as a high priority, below the line item for park capital (as funds became available, which they recently have). The Committee recommendation was to proceed with the unbudgeted

purchase request for lane lines to ensure the TST can seamlessly host swim meets and the pool can continuously provide lap swimming to its members and users.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board approved the \$4,000 unbudgeted capital purchase request to replace the pool lane lines.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Unbudgeted Capital Purchase Request – School Flasher Modem Upgrade - Wireless broadband carriers are ending 3G network service on February 22, 2022. To continue service for the school flasher controllers, the Township will need to update all the controller modems prior to that date. The device vendor, RTC, has provided a proposal to update all 16 modems for \$5,200.00. This purchase will include: new modem, cable, and an update to latest firmware on the flasher controllers along with direct assistance from RTC representative with both field equipment swap out and remote changes that will need to be performed during the transition to the new updated equipment and firmware. The Committee recommended proceeding with the school flasher modem upgrade purchase as it is essential to the functioning of the school flashers that control traffic and ensure child safety during school hours.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the \$5,200 unbudgeted capital purchase request for the school flasher modem upgrade.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A
Abstaining: N/A
Absent: N/A

Unbudgeted Capital Purchase Request – Police Building Access Control System - The Police Building Access Control System currently uses TruPortal Access Control System. Interlogix, the manufacturer of TruPortal, has gone out of business and they no longer produce the parts nor updates for the software. Therefore, no one can be added or removed and lost fobs cannot be deactivated etc. This \$17,073 capital purchase request is not budgeted in 2021, but is needed currently. It is staff's recommendation that the Township consider replacing the Police TruPortal access system with a S2 Netbox. It is the Committee's recommendation to proceed with replacing the current police access system to continue to ensure access to only those authorized.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the \$17,073 unbudgeted capital purchase request to replace the police building access control system.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith
Voting No: N/A

Abstaining: N/A
Absent: N/A

Unbudgeted Capital Purchase Request – Municipal Complex Administration Building Alarm & Panic Buttons - The existing standalone Meeting Hall panic button system, installed about a decade ago, needs to be replaced. Ideally, the replacement system should be tied into the Municipal Complex alarm system so that there is only one monitoring vendor. Unfortunately, the over 20 year old existing alarm system does not have the capacity to handle the additional inputs. Therefore, in order to replace the Meeting Hall panic button system that would tie into the alarm system, a new alarm panel would need to be installed. Total cost for this project would be \$12,600. The Committee recommended not proceeding with an upgrade now but look into a whole new system that would upgrade the alarm system, fix and add panic buttons, and add fob access to all doors of the Administration and Meeting Hall buildings. The Committee felt this makes sense since the increase in cost for a whole new system may not be that significant but would add overall security benefits. The Committee recommends this be presented as a proposed item during the 2022 budget process.

Unbudgeted Capital Purchase Request – Township Manager Ford Escape - This unbudgeted capital purchase request totals \$24,729.00. The Township Manager's previous vehicle, a 2002 Ford Explorer, was no longer in working condition and was sold on Municibid last November for \$975. A 2008 Police Department Dodge Charger was repurposed and provided to the Township Manager for use. With the appointment of a new Township Manager, winter weather approaching, and the length of lead time it takes to order a car in the post-COVID time period, staff is recommending to proceed with the purchase of a 2021 Basic White SE AWD Ford Escape. Ford has estimated 14-16 weeks for delivery once ordered, assuming no other delays like microchip shortages etc. The Committee recommended proceeding with the 2021 Ford Escape purchase.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board authorized the 2021 Ford Escape purchase for \$24,729, for Township Manager use.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith

Voting No: N/A

Abstaining: N/A

Absent: N/A

Other Business - Future Finance Committee Meeting topics were discussed, including financial statement reviews (internal and audited once complete), potential uses of the American Rescue Fund federal dollars once federal guidelines have been established, and possible uses of funds should the Board of Supervisors decide to go through with the sale of the sanitary sewer system.

Acceptance of Donations to Police Department

The Police Department recently received a donation from Greg and Kate O'Brien in the amount of \$200. The Board must consider acceptance of this gift in accordance with the Township's donation policy.

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board approved of the Police Department's acceptance of this donation.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., Richard Marino, Daniel Bell, Laura Smith

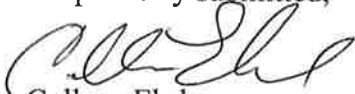
Voting No: N/A

Abstaining: N/A

Absent: N/A

There being no additional business, the meeting adjourned at 8:55 pm.

Respectfully submitted,



Colleen Ehrle

Assistant to Township Manager