

**Towamencin Township  
Board of Supervisors  
Monthly Meeting  
November 22, 2022  
7:00 PM**

**Present:**

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

**Staff:**

Dennis Carney, Interim Township Manager  
Robert J. Iannozzi, Jr., Esq., Township Solicitor  
Mary Stover, Township Engineer  
Niral Modi, IT Staff  
Lt. Jeffrey Kratz, Police Department

**Present Remotely:**

Colleen Ehrle, Manager of Administration, Communication & Human Resources

**Absent:**

Chairman Wilson called the meeting to order at 7:03 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. 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.
- The Board met in executive session on November 21<sup>st</sup>, for personnel matters.
- Towamencin Township is hosting our annual Holiday Lights Festival on Saturday, December 3<sup>rd</sup> from 4:30 to 8:30 pm at Fischer's Park.

**Agenda Changes**

Chairman Wilson noted two changes to the agenda for this meeting: adding the Appointment of Township Manager and removing approvals of Meeting Minutes.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the noted agenda changes.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

### **Public Comments**

Cambridge Way Resident Kofi Osei commented the recent election was an election of credibility, adding the majority of Towamencin voters overwhelmingly voted in favor to form a government study commission. He criticized the opposition's political campaigns targeting him directly and NOPE (Neighbors Opposing Privatization Efforts) at large. He acknowledged the expansive volunteer efforts that went into the NOPE campaign. He reminded the Board the NOPE movement is much larger than his contributions with the N of NOPE representing neighbors.

Bridle Path Drive Resident Ellen Minnicks described an ongoing issue created by the local deer habitat that has become a nuisance, with large herds leaving ticks, droppings and are a health and safety hazard. She asked for intervention from the Township in moving forward with the adjacent apartment complex to address the habitat created by their woods and vegetation.

Chairman Wilson noted he believed there was not much local police can do but suggested the Township Manager reach out to the gaming commission on the resident's behalf.

Resident Jenn Foster, of Towamencin Condominiums, called on the Board to support and cooperate with the elected Government Study Commission and work together, so the Commission can deliver on campaign promises by providing Township resources such as meeting facility access, to keep costs down.

Resident Joe Silverman commented that the streetlights along Bustard Road do not come on till after 5:30 pm. He requested the timers be adjusted to reflect Eastern Standard Time.

Resident Vanessa Gaynor thanked Supervisors Smith and Marino and staff for assisting her with traffic calming concerns, and encouraged deploying interim calming measures while a committee is formed. She suggested the budget include preventative maintenance and strategic planning is incorporated with an eye on the future, and planning for all scenarios with respect to the tentative sewer sale. She strongly encouraged both groups to work together in service of the residents, noting Township resources should be made available to the Government Study Commission.

### **Emailed Comments**

Residents Val Skripek & Mike Gawell of Kriebel Road, expressed their support for the NOPE study that the voters overwhelmingly approved. We ask the board to give this study complete cooperation and consideration to move their efforts forward expeditiously.

Resident Tina Gallagher, of Misty Meadow Lane, acknowledged the efforts of those who contributed to the advancement of several recent projects in the Township, then questioned the

Township's necessity to operate from the millions to be received resulting from the anticipated sewer sale, noting these funds will be coming out of residents wallets in the form of higher rates. Who can have time to enjoy a trail when you are exhausted from working to just keep up? As you sit on over \$80 million residents will be paying a monthly wastewater bill considerably higher than the current rates.

Resident Michael Miller, of Spring Valley Road, commented Towamencin citizens have voted in favor of a government study. As elected officials, I expect our board of supervisors will act in good faith to support this study.

Resident Paul Andrews, of Valley View Way, commented that the recent election made it crystal clear that the citizens of Towamencin do not approve of the sewer sale, as the ballot question was approved and all 7 NOPE-affiliated candidates won seats on the commission. Please work with the commission and allocate funds for a government study, as supported by Mr. Marino in his op-ed in the Reporter.

### **Zoning, Subdivision and Land Development**

#### **Resolution 22-34: Approval of Waiver of Land Development - North Penn Water Authority**

The Township received a request for a waiver of land development pertaining to the North Penn Water Authority property located at 300 Forty Foot Road. The applicant proposes to remove an existing 1,220.78 SF shed and construct a new 1,200 SF shed in the same location. At their last meeting the Board authorized the preparation of an approval resolution. This resolution is now ready for action.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved Resolution 22-34, Approval of Waiver of Land Development - North Penn Water Authority.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

#### **Wawa (1401 Forty Foot Road) Land Development Design Presentation**

On May 20, 2020, the TVC Development Company received land development approval for their proposed redevelopment of a property at the intersection of Forty Foot Road and Sumneytown Pike to provide a 5,000 square foot Wawa convenience store with gas pumps.

The approval resolution required the applicant return to the Board to obtain approval of the items outlined as Conditions 10, 13 and 15 within the Preliminary Plan Approval Resolution (and 11, 14 & 16 in the attached Final Plan Approval Resolution) which are:

- To obtain approval of the architectural design of proposed site amenities and the proposed structures,
- To obtain approval of the site sign design/layout/materials, which as it relates to the monument sign
- To obtain approval of the architectural design of proposed garden wall,

Julie L. Von Spreckelsen, Esq. of Eastburn and Gray, representing the applicant, reviewed the layout of the proposed development and associated renderings and design plans. Ms. Von Spreckelsen emphasized the consistency of the various site amenities would be consistent with the brick building façade.

Chairman Wilson noted the proposed streetlights in the parking lot should be consistent with the existing decorative fixtures throughout the Village Overlay District, specifically referencing The Landing's parking lot lighting fixtures located along Towamencin Avenue as an example fixture to consider for future installations. Supervisor Marino asked for clarity on the extent of border wall along Forty Foot Road.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board authorized staff to prepare an approval resolution outlining the conditions and design plans, and requesting staff work with the applicant on the discussed parking lot light fixture change.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

### **ZHB-2022-05: Clemens Food Group Relief Request**

The applicant is seeking relief to relocate an existing 5,000 SF equipment building in Hatfield Township into Towamencin Township on parcel 53-00-00364-01-5 due to a planned wastewater pre-treatment facility being constructed on the adjacent Hatfield parcel in support of their existing food processing operations. The construction of the new wastewater pre-treatment facility will interfere with the existing 5,000 SF equipment building (housing outdoor maintenance equipment). The applicant is seeking a variance from Section 153-414.C of the Zoning Ordinance, which states any yard which abuts and is immediately adjacent to a residential zoning district shall not be less than 200 feet in depth.

It was the consensus of the Board not to send the Township Solicitor to appear before the Zoning Hearing Board on this application.

### **Old Business**

None

### **New Business**

### **Appointment of Township Manager**

After an exhaustive search and vetting process, David G. Kraynik was selected to be the Township's next Township Manager, starting on Monday, December 5, 2022. Mr. Kraynik has 43 years of Municipal Government experience, 30 years serving in the role of Township Manager. He last served as the Manager of East Coventry Township, Chester County, and previously was the Manager of Upper Merion and Cheltenham Townships.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board appointed David G. Kraynik to be the next Township Manager.

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

The Board welcomed Mr. Kraynik. Mr. Kraynik complimented the community, adding he looked forward to meeting and learning from Township staff, as well as, meeting Township residents in the near future. The Board also commended Interim Township Manager’s Dennis Carney spectacular job while serving as Interim Manager.

**2021 Audit Presentation**

The Township’s appointed auditor Maillie LP has completed the 2021 audit for Towamencin Township. Dale Umbenhauer, from Maillie LP, provided a summary presentation on the 2021 audit. Mr. Umbenhauer reviewed: key financial statement items and net position for the last 5 years of Township for governmental activities and business-type activities, changes in net position, general fund balances, budget versus actual, government fund balances.

On a motion by Supervisor Warner, seconded by Supervisor Marino, the Board acknowledged the receipt of the 2021 Township audit.

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

**2023 Budget Presentation**

Finance Director Adam Szumski held meetings with department heads and main committee chairs to review their proposed budgets. In October and November, four budget work sessions were held where various Township Departments presented their budget projections for the upcoming year.

Finance Director Adam Szumski provided a summary of the proposed 2023 Budget that resulted from those discussions. In his presentation Mr. Szumski reviewed: the budget process, a review of 2022 notable unbudgeted expenses, a summary of operating funds, a breakdown of 2023 general fund revenues and expenditures, forecasted scheduled debt service, 2023 capital projects, tax and sewer revenue summary, and an impact example of the proposed millage for residents.

Notable highlights include:

- The real estate tax millage will increase by 1.1315 mills (4.558 to 5.6895)
- The Homestead & Farmstead Exemption value will remain 50,000
- The annual sewer rental fee will remain \$450.

The Township's proposed 2023 budget is available online on the Township's website, under the Finance Department's sub-page <https://www.towamencin.org/departments/finance/>. Chairman Wilson and the Board thanked Adam for his thorough presentation and all the work that went into putting it together and finalizing the budget to this point.

### **Authorization to Advertise Adoption of the 2023 Budget**

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board authorized the advertisement of the proposed 2023 budget and release for public inspection.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

### **Warrant List**

The November warrant list was presented for approval. On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved the warrant list in the amount of \$902,335.41. Chairman Wilson noted details reports for the warrant list are available on the Township's website under the Finance section.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

### **Public Works Committee Report**

The Public Works Committee meets monthly to review projects and identify deficiencies related to Township infrastructure, properties, and equipment. The Committee met on November 17<sup>th</sup>. Supervisor Marino provided the Committee's report with the following topics reviewed:

- 1540/1556 Kriebel Road & Orchard Lane Storm Sewer Improvements
- Weikel Road Drainage /Pedestrian Walkway Update
- Central Drive Storm Sewer Repair Project
- Bocci Courts Update
- 2022 ADA Ramp Replacement Project
- Crosswalk at Allentown Road/Walton Farm School
- Old Forty Foot/Rittenhouse Road Intersection
- Kerr Road Analysis
- Forty Foot Road Pedestrian Bridge Repairs
- Towamencin Swimming Pool Repairs
- Salt & Equipment Storage Building

- Nash Soccer Field
- Drinnon Park Budgeted Improvements
- Welsh/Orvilla Intersection Project Update
- Landscaping by Turnpike
- Allentown Road Culvert Improvements
- Route 309 Connector/Sumneytown Pike Improvements
- Inglewood Traffic Evaluation

**Authorization to Advertise: Kriebel Road/Orchard Lane/Valley View Way Storm Sewer Replacement Project**

As referenced in the Public Works Committee Report, the Township Engineer is ready to bid the combined storm sewer replacement project in December and is seeking authorization to advertise this project.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board authorized the advertisement to bid the combined storm sewer replacement project.

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

**Authorization to Advertise: Bocce Courts Drainage Work**

As referenced in the Public Works Committee Report, the Township Engineer is ready to bid the associated drainage work for the bocce courts in Fischer’s Park and is seeking authorization to advertise the project for either December or January.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board authorized the advertisement to bid the drainage work for the bocce courts.

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

**Authorization to Advertise: Skippack Creek Interceptor Rehab and Repair Project**

Sewer Engineer Thomas J. Figaniak provided a summary on this project noting the DCED, the grant agency, recently approved the change of scope request to now replace the three worse sections along the interceptor. The grant funds will now be applied to the revised scope of work. Mr. Figaniak further explained this is the most cost-effective way to regain the capacity that’s been lost by the compromised sections of interceptor. The revised Skippack Creek Interceptor Project is now ready to be put out for bid and the Sewer Engineer is seeking authorization to advertise.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board authorized the advertisement to Skippack Creek Interceptor replacement project as described.

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

**Authorize Engagement of Delaware Valley Regional Finance Authority for Financial Advisory Services**

In order to facilitate the transfer of TTIA assets and liabilities to the Township, DCED's consent is required on TTIA's Guaranteed Revenue Infrastructure Notes, 2019 Series, and its transfer to the Township. The Township has received a proposal from Delaware Valley Regional Finance Authority's Program Administrator, Calhoun Baker, Inc., to provide financial advisory services in the amount of \$2,500, plus out-of-pocket expenses. In addition to Calhoun Baker's fees, the Township will be responsible for the costs of advertisements and the DCED application fee, about \$1,500 in aggregate. The Township will also be billed by Delaware Valley Regional Finance Authority for the fees for Eckert to prepare the Delaware Valley Regional Finance Authority documents for consent of the assignment.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board authorized engaging with Delaware Valley Regional Finance Authority to perform the noted financial advisory services.

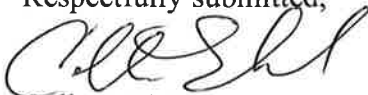
Voting Yes: H. Charles Wilson, III, Richard Marino, Laura Smith, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Other Business**

Supervisor Smith wished residents a happy and safe Thanksgiving.

There being no additional business, the meeting adjourned at 8:27 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources