

**Towamencin Township
Board of Supervisors
Monthly Meeting
July 22, 2020
7:30 PM**

Present:

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

Staff:

Robert A. Ford, Township Manager
Brooke Neve, Finance Director/Assistant Township Manager
Jack Dooley, Esq., Township Solicitor
Tom Zarko, Township Engineer
Niral Modi, IT Staff
Paul T. Dickinson, Chief of Police

Present Remotely:

Colleen Ehrle, Assistant to Township Manager

Absent:

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

Commendation of Service at Time of Retirement - Pastor Timothy Jordan

The Township occasionally takes the opportunity to recognize residents, staff members and volunteers that have distinguished themselves by performing some notable act or service in furtherance of community betterment. Dr. Timothy Jordan of Calvary Baptist Church, in Towamencin Township, is retiring after 44 years of service. Fittingly, the Board would like present a formal commendation observing the pastor's service in his ministry, as well as, his selfless civic duty. Years ago, Reverend Jordan led members of his congregation in an unselfish effort to help construct several Fischer Park pavilions, the Arneith Entertainment Center, and the Township pool area. Chairman Wilson read the formal commendation, which will be presented to Dr. Jordan at a future service.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the formal commendation to Dr. Timothy Jordan.

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

Opening Comments

Chairman Wilson made the following announcements:

- Due to the COVID-19 Emergency, the meeting is being held via Zoom video communications. The public was invited to participate remotely and e-mail questions to info@towamencin.org prior to the meeting.
- The start of the Township’s summer concert series was delayed due to the COVID emergency and at the request of scheduled bands. The first concert is scheduled for Thursday, July 30th. Residents are encouraged to continue to check the Township website in case it becomes necessary to postpone these community events again.
 - July 30th Class of ’84 Concert
 - August 6th Don’t Call Me Francis Concert
 - August 13th Movie in the Park Toy Story 4
 - August 20th Lolly and Yoyo Concert
 - August 27th Shot of Southern Concert

Public Comments

None

Approval of Minutes: July 8, 2020

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board approved the July 8, 2020.

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

Zoning, Subdivision and Land Development

Concept Proposal for Millennial-Targeted Apartments

The Philadelphia Suburban Development Company is asking whether the Board would consider a relatively new residential concept of “millennial-targeted” apartments in the Entertainment Lifestyle Overlay Zoning District, adjacent to the Towamencin Village Shopping Center. An

amendment to the zoning code would be required. The current zoning allows “Housing for the Elderly” and “Age-Qualified Independent Residential Community” by conditional use. Mark Nicoletti, President of PSDC, provided an update on the shopping center and background on his proposed concept.

Mr. Nicoletti began his presentation reinstating his commitment to the Township. He noted the loss sustained by the Courtyard Marriott, a property owned by PSDC, which was closed for months due to the pandemic. He then explained the increased challenges the retail market is facing resulting from the pandemic.

Despite these challenges, Mr. Nicoletti stressed he is moving forward with the renovation of the Towamencin Village Shopping Center, with building permits submitted two weeks prior. However, he asked for the Board’s help with unlocking the residential age-restriction for the residential component to his development plan. He explained a trend with millennials, moving out of cities, experiencing hardships with their jobs, then moving home with their parents, who may be less than enthused. According to Mr. Nicoletti, these demographic shifts have created a need for new, small, one-bedroom apartment units. There is not much of an inventory for these apartment styles in Montgomery County. Mr. Nicoletti said he would like to move forward in additional discussions with the Board, bringing in experts to provide more information about the concept.

Chairman Wilson began the discussion by expressing his reasons for sticking with the 55 and older restriction for this development as agreed to previously, noting this older demographic is less impactful to traffic and is more appropriate considering neighboring developments. He speculated the smaller apartments would create increased density that would potentially increase the traffic to this area. Mr. Wilson thought it was a great concept, but better suited at the Main Street Village District, off Sumneytown Pike, by the PA Turnpike Lansdale Interchange.

Supervisor Smith said she was not opposed outright, but would like to see more information to make a decision. She added the younger people she knows like to have roommates and was not sure how that would look in a one-bedroom configuration. Supervisor Marino felt similarly that more information was needed and was interested to hear Township Planner Peter Simone thoughts on the concept. He questioned if this smaller unit style was a current trend and not sustainable over the long-term. Supervisor Littley agreed more information was necessary and thought the concept made better sense by the Lansdale Interchange. Supervisor Bell also wanted more information, stressing the need for residential data/statistics that help drive the ability to bring more business to the shopping center, and community impact comparisons between the millennial and 55 and older age groups. This data will help the Board make an informed decision.

Mr. Nicoletti noted the Board’s comments and said he would provide additional information to continue the discussion. He emphasized he was not changing the proposed residential unit total, which would remain 226. Mr. Nicoletti stated these housing units would not be an impact to the school district as their size do not lend themselves to couples with children. He also commented the 55 and older units (2-3 bedrooms) may be more impactful to traffic if they have multiple drivers versus millennial occupied units. Mr. Nicoletti thanked the Board for always keeping an open mind for discussion purposes.

New Business

Warrant List

The July warrant list was presented for approval. On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board approved the warrant list in the amount of \$1,061,887.35.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Authorization to Advertise Ordinance Amendment: Sewer Tapping Fee

The Township Sewer Committee has recommended that the Board consider updating the Township's sanitary sewer tapping fee. Tapping fees are levied to recover a new user's share of capital costs when they connect to the established system. Pennsylvania Act 57 directs that tapping fees should be periodically re-examined.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board authorized the advertisement to propose an ordinance amendment to be scheduled at a future Board meeting.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Montco 2040 Grant Agreement Acceptance

The Township received a \$190,000 Montco 2040 Implementation Grant for its Kriebel Road Fischer Park Trail Project. The grant, aimed at implementing the county comprehensive plan, was one of the only fifteen recently awarded by the Montgomery County Commissioners. The Township will construct a multi-use trail along Kriebel Road, for a length of approximately 4,000 linear feet, to connect an existing trail segment with the farm buildings in Fischer Park. The total estimated project cost is \$382,300.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board accepted the Montco 2040 Implementation Grant Agreement.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Award of Bid – ADA Ramp Replacement Project

At its April 22nd meeting, the Board approved the recommendation of the Public Works Committee to postpone the 2020 road paving work, combining it with the roads scheduled for paving in 2021, but to complete the required ADA curb ramp replacements for both areas this summer. The cost was estimated at \$469,000 and is funded through the liquid fuels allocation account. Eleven (11) bids were received. Township Engineer Tom Zarko provided a summary of the bid submissions. After reviewing references and qualifications, Mr. Zarko recommended the contract be awarded to the low-bidder Russo Corporation for \$279,757.

On a motion by Supervisor Littley, seconded by Supervisor Bell, the Board awarded the contract to Russo Corporation for \$279,757.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Resolution 20-33: Appointments to Township Pension Committees

This resolution is required to formally document the appointments of Supervisor Daniel Bell and Officer Christopher Bluem to the Township’s Pension Committees.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved of the appointments of Supervisor Daniel Bell and Officer Christopher Bluem to the pension committees.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Ratify Approval of Change Order #1 – Forty Foot Road Widening Agreement

This is a change order to the original Forty Foot Road Widening Contract with RoadCon for the amount of \$14,000. Additional tree removals/replacements were necessary as a result of PECO relocating pole positions and aerial lines. These facilities, originally planned between the curb and sidewalk, have been shifted by PECO, and now will be situated on the back-side of the sidewalk within their existing utility easement, resulting in more vegetation impacts. At least six additional trees will need to be removed along the Dock Mennonite Academy frontage due to these relocations. These trees will be replaced as part of the project; removal will be completed as soon as possible. However, the replacements will occur in the fall after the roadway construction is complete and the weather conditions are more suitable for tree planting. This additional fee is within the project budget and funded through the grant. The change order was signed by the Township Manager to avoid further delays to this project.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved Change Order #1 for the Forty Foot Road Widening Agreement.

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

Consider Award for Bid Proposal: Central Drive Storm Sewer Cleaning

The Public Works Committee has been working with the Township Engineer to address resident concerns regarding a storm water collection line off Central Drive. Based on the review of video inspection reports, there are several runs of storm sewer lines that need further flushing to complete the required inspections. The flushing contractor will return to the site and perform supplemental flushing and video inspection work. Once this work is complete, an overall report summarizing the recommendations for system repairs will be issued for discussion to the Board of Supervisors. Township Engineer Tom Zarko provided a summary of the bids and recommended the contract be awarded to the low-bidder Trinity Subsurface Engineering, Inc. LLC for \$20,390.00.

On a motion by Supervisor Bell, seconded by Supervisor Littley, the Board awarded the contract to low-bidder Trinity Subsurface Engineering, Inc. LLC for \$20,390.00.

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

Acceptance of Donations to Police Department

The Police Department recently received a donation from Wilbur Eastlack for \$100. The Board must consider acceptance of this gift in accordance with the Township's donation policy.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board approved the acceptance of this gift to the Police Department.

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

Resolution 20-34: Records Management and Disposal

Municipal officers are authorized by the Pennsylvania Municipal Records Act to dispose of records in accordance with schedules and guidelines that have been approved by the Commonwealth's Local Government Records Committee. Records may be destroyed or transferred in conformance with the provisions of Sections 1386 and 1388 of the Municipal Records Act.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved Resolution 20-34, Records Management and Disposal.

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

There being no additional business, the meeting adjourned at 8:07 pm.

Respectfully submitted,



Colleen Ehrle
Assistant to Township Manager