

**Towamencin Township
Board of Supervisors
Monthly Meeting
September 24, 2025
7:00 PM**

Present:

Joyce F. Snyder, Chair
H. Charles Wilson III, Vice Chair
Kofi Osei, Secretary
Kristin Warner, Treasurer
Amer Barghouth, Asst. Treasurer/Asst. Secretary

Staff:

David G. Kraynik, Township Manager
Noah Marlier, Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Specialist
Timothy Troxel, Police Chief

Chair Snyder called the meeting to order at 7:03 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This meeting is provided live via Zoom for residents unable to attend in person. Public comments submitted by 4:30 pm this afternoon will be read at the start of the meeting, followed by in-person public comments. Reminders: if emailing comments, be sure to use the info@towamencin.org email address; and please use a microphone for in-person comments or questions, as Zoom does not pick up voices from the audience.
- The Volunteer Fire Company's Annual Open House will be held on September 27th, from 4 pm to 8 pm. Celebrating 76 years, enjoy demonstrations, refreshments, a bounce house, and a 50/50 raffle. Visit TVFC's Facebook page for more details.
- The Volunteer Fire Company's Annual Mum and Hoagie sales will be held on October 4th, from 10 am to 12 pm. Hoagies can be pre-ordered at TVFCAuxhoagies@gmail.com – the deadline to pre-order is September 29th.
- Join Morgan Log House on September 27th for Tavern Night. You must be 21 or older to attend. For more information and to buy tickets, visit the Morgan Log House's website or Facebook page.
- A new event is rolling into town. Register for our Pumpkin Derby. Put your creativity to the test and build the coolest, fastest pumpkin on wheels! This event will be held on October 4 at Fischer's Park. Visit our website for complete event details and register today!

Emailed Public Comments:

Resident Rakesh Godhania commented on the Grist Mill Park construction, specifically requesting a completion date and questioning the use of asphalt for the basketball court. He criticized the choice as mismatched with the high-quality glass backboards - comparing it to putting cheap tires on a new car - and suggested concrete as a more durable alternative. He also found the court's size too small and asked whether proper lines would be painted. He compared Towamencin's new court to Upper Gwynedd Township's Parkside Place, stating they offer more robust recreational facilities, which are always busy. He continued we have Fischer's Park, but it is designated as a passive park and urged the Township to improve our parks by promoting active recreation, such as basketball, pickleball, tennis, volleyball, and small-sided soccer because our parks are not good enough. He called for a more inclusive, forward-thinking approach to community recreation that encourages organic social interaction and year-round activity, not just parks used for pay-to-play activities.

Resident Pam McAuliff thanked whoever installed the speed-reading device on Kriebel Road, noting that it's been a great help, with reduced speeds since, and hopes it remains in place.

In-Person Comments:

Resident Bruce Bailey commented on the poor turnout by citizens at the meeting, then noted having attended several committee meetings over the last few months, he feels no one appears knowledgeable about the proper calculations for building or developing a lot. He questioned the way calculations are submitted by developers for properties in the Township and questioned who at the Township is verifying these calculations. He referenced severe rain and typhoons globally and has driven around the Township and Freddy Hill Farm and questioned how the area will manage extreme and sustained rain events. He feels the Township has neglected this area over the years, and residents have referenced severe flooding on their properties. He doesn't see how more development can take place until these existing problems are addressed.

Resident Casey Hannings reiterated his environmental concerns regarding the development of Freddy Hill Farms. He highlighted the impact on the bat population. He provided statistics on bats and the habitat loss caused by urbanization and pollution. He has observed several bat species on the Freddy Hill property. He spoke extensively about the grass and ecosystem on this property and its abundance of wildlife; he believes it is crucial to protect this area. He implores residents to watch out for this space, and consider his neighbors' concerns, and come together to develop a comprehensive plan to preserve as much of this area as possible.

Resident Justin Bridge noted that he has questions rather than comments. At the last meeting, the Chair of the Open Space and Parks Committee mentioned that he does not believe there is enough open space to support all of the proposed development. He also expressed interest in what the Township's position is on the lack of infrastructure, such as roads and sewer infrastructure, regarding the proposed development, and how the Township plans to address it.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the minutes of the August 27, 2025, meeting.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A

Abstaining: N/A
Absent: N/A

Zoning, Subdivision and Land Development

Consider Time Extension for NPSD Final Plan Submission

The North Penn School District has agreed to a review extension associated with their submission for high school renovations. The previous deadline would be October 5, 2025, extending the deadline to October 10, 2025. The Board needs to confirm the review extension.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the time extension for the North Penn School District's final plan submission review.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Authorization to Prepare a Final Plan Resolution for North Penn High School Campus Additions & Site Improvements

The North Penn School District made a preliminary plan submission for modifications to the high school, earlier in the year. The Board approved a preliminary plan resolution in June. District representatives, Greg Heleniak, Esquire, with Barry Stingle, P.E., reviewed the process to date. He noted there were some minor adjustments to the plan, with one addition waiver request.

The new waiver would be existing condition stormwater pipe connection to the culvert under Sumneytown Pike, reducing flow. The District also asked that the resolution include the proposed crosswalk along Sumneytown Pike. However, Mr. Heleniak noted the best or safest placement point was still being determined.

Supervisor Wilson asked Mary Stover, Township Engineer, if she was okay with the waiver. Ms. Stover confirmed she was acknowledging the limitations presented.

David Kraynik, Township Manager, noted that Township staff has analyzed the safest crosswalk location, concluding Bridle Path is the Township's preferred site. Mr. Heleniak mentioned that the District would defer to the Township's decision. Solicitor Iannozzi added through discussions, it was noted that the District may have an alternative location for the Board to consider. Chad Dixon, Township Traffic Engineer, shared his firm did follow-up evaluations reviewing other potential crossing points. After reviewing the data, Mr. Dixon explained their recommendation for the Bridle Path point for the crossing compared to other points, noting site distances would be more favorable.

Chair Snyder asked for clarification that a flashing yellow flashing light will be installed at the crosswalk. Mr. Dixon confirmed it would be. Mr. Heleniak added that the County and PennDOT must give final approval since it is their road, and Mr. Dixon agreed.

Supervisor Wilson added regardless of where the crosswalk is placed, he believes most will cross at the school. Mr. Dixon added that this was considered during the evaluation, noting that more people will take the path of least resistance. This is why Bridle Path is preferred, but more connections can be made in the future.

Supervisor Osei noted he was okay with the proposal but asked what the Board would need to do if the County or PennDOT provided a different response. Mr. Iannozzi replied that the resolution could be written to allow for the County's decision if different. Supervisor Warner and Chair Snyder agreed that Bridle Path is the best option.

Resident Bruce Bailey noted he agreed with Mr. Wilson's logic. He said it seems simple to set up some drones and identify where the children walk, then you know where to put the sidewalks/crosswalks. He then addressed the issue of the lack of sidewalks in this area. If there are no sidewalks, where do you walk after using the crosswalk?

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board authorized the preparation of a final plan resolution for the high school campus improvements.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Pillar Agreement – 1108 Amber Lane

A waiver of damages agreement has been prepared to allow the owners of 1108 Amber Lane to install a fence within a storm sewer easement. The owner will be replacing an old split rain fence with an aluminum fence within the 20-foot storm sewer easement.

On a motion by Supervisor Osei, seconded by Supervisor Wilson, the Board approved the pillar agreement for 1108 Amber Lane.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business: None

New Business

Warrant List

The August warrant list in the amount of \$2,217,318.44 was presented for approval. On a motion by Supervisor Wilson, seconded by Supervisor Barghouth, the Board approved the warrant list.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A

Abstaining: N/A
Absent: N/A

Public Works Report

The Public Works Committee meets monthly to scope projects and identify efficiencies related to Township infrastructure, properties, and equipment. The Committee met on September 18. Chair Snyder provided a summary of the following items:

- Weikel Road Project
- Central Drive Inlets
- 2025 Road Paving & ADA Ramp Project
- 2026 Road Paving/Concrete Projects
- Green Lane Park Soccer Fields
- Welsh Road/Orvilla Road Intersection Improvement Project
- Forty Foot Road/Newbury Way/PSDC Traffic Signal
- Comprehensive Plan
- MS4 Update
- Grist Mill Park Improvements
- Restricting Truck Traffic on Old Forty Foot Road
- Reducing Speed Limit – Forty Foot Road
- Kindle Drive & Amber Lane Storm Sewer Replacement
- Veterans Park Engineering Design
- Brake Retarder Request – Old Forty Foot Road
- Township Pool
- Grants
- Valley View Way Courts
- Green Light Go Project
- Fischer’s Park Fishing Pier

Finance Committee Report

The Township Finance Committee meets monthly to monitor economic indicators and the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on September 17. Supervisor Warner provided the Committee's report, summarizing the following topics:

- August 2025 Financials
- Capital Budget Update
- Grant Reimbursements
- 2026 Minimum Municipal Obligation & Money Purchase Pension Plan Review

Consider Resolution 25-34: Minimum Municipal Obligation Police Pension Plan

The required municipal contribution, referred to as the Minimum Municipal Obligation (MMO), is calculated annually. The MMO represents the Township’s annual funding requirement. The calculation must be prepared for the upcoming calendar year, certified by the Administration,

and submitted to the Board of Supervisors by the last business day of September. The 2026 MMO for the Police Pension Fund is \$478,613. The increase is attributable to actuarial adjustments and rising wage levels. The MMO still represents a significant reduction compared to recent years, due to positive actuarial results and more conservative rate of return assumptions adopted by the Township over the last decade.

previous years	2022	\$667,527	2023	\$698,300	2024	\$380,044	2025	\$410,737
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Consider Resolution 25-35: Min. Municipal Obligation Non-Uniform Pension Plan

Similar to the Minimum Municipal Obligation (MMO) for the Police Pension Plan, the MMO for the Non-Uniformed Pension Plan is calculated annually and represents the Township's funding requirement. The 2026 MMO for the Non-Uniform Employees Defined Benefit Pension Fund is \$127,062. This plan's MMO is projected to decrease over time as the Defined Benefit Plan is no longer available to new hires.

Previous Years	2022	\$199,008	2023	\$181,777	2024	\$98,040	2025	\$93,796
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Consider Resolution 25-36: Min. Municipal Obligation Non-Uniform - Employee Money Purchase Pension Plan

In 2014, the Board implemented an ordinance establishing a Defined Contribution Pension Plan for new non-uniformed Township employees hired subsequent to adoption. The transition to this new plan will help control escalating costs in future pension funding compared to a Defined Benefit Pension. The 2026 MMO for the Non-Uniform Employees Defined Contribution Pension Fund is \$57,494.

Previous Years	2022	\$24,185	2023	\$34,715	2024	\$50,085	2025	\$55,835
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On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved 25-34 Minimum Municipal Obligation Police Pension Plan; 25-36 Min. Municipal Obligation Non-Uniform - Employee Money Purchase Pension Plan; and Resolution 25-36 Minimum Municipal Obligation Non-Uniform - Employee Money Purchase Pension Plan.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Proposal: Tree Planting

The Township has received a proposal from David Brothers to provide and install 22 native trees at the following parks Green Lane Road, Firehouse, Drinnon Way and Grist Mill Park for a total of \$20,301. This expense is accounted for within the 2025 parks capital budget.

On a motion by Supervisor Barghouth, seconded by Supervisor Osei, the Board approved the proposal to provide and plant trees at various locations.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Resolution 25-33: Sale of Police Department Vehicle

According to Second-Class Township Code, the Board of Supervisors must authorize the disposal of personal property. Any item with a fair market value of \$2,000 or more must be advertised and sold at auction. This resolution will authorize the sale of a 2020 Ford Explorer, used by the Police Department, through the municipal auction website Municibid.

A resident asked if the vehicle could be purchased by the public. Chair Snyder advised yes and directed them to speak with Chief Troxel for more details.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved Resolution 25-33, Sale of Police Department Vehicle.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

**Note – Resolution number originally listed as 25-37, updated to 25-33, to account for skipped sequence.*

Consider Proposal: Fischer's Park Fishing Pier Railing Installation

The Township received requests to install a perimeter railing around the fishing pier at Fischer's Park. A proposal was received to install a composite railing from Borowski Home Improvements, Inc. for \$15,150. The request and proposal were reviewed at the Public Works Committee on September 18, where the proposal was recommended for approval.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved the proposal to install a railing to fishing pier at Fischer's Park.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner, Kofi Osei, Amer Barghouth
Voting No: N/A
Abstaining: N/A
Absent: N/A

There being no additional business, the meeting was adjourned at 7:44 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration