

**Towamencin Township
Board of Supervisors
Work Session Meeting
September 9, 2026
7:00 PM**

Present:

Joyce F. Snyder, Chair
Vanessa Gaynor, Vice Chair
Kofi Osei, Secretary
Kristin Warner, Treasurer
Courtney Morgan, Asst. Treasurer/Asst. Secretary

Staff:

David G. Kraynik, Township Manager
Mark A. Hosterman, Esq., Township Solicitor
Mary Stover, Township Engineer
Henry Sekawungu, Director of Planning, Zoning & Code Enforcement
Niral Modi, IT Specialist
Geoffrey Wainwright, Police Lieutenant

Chair Snyder called the meeting to order at 7:04 pm and led the assembly in the Pledge of Allegiance.

Opening Comments

- This Board meeting is being provided via Zoom for residents unable to attend in person but who wish to view and hear the meeting live 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 available at the beginning of the meeting.
- The Board met in Executive Session prior to this meeting to discuss a personnel matter.
- Join us for our annual car show. The event will be held at Fischer's Park on Saturday, September 12th, from 9:00 to 12:30 PM. Registration is open, with spots still available. For event details, visit our website or Facebook page.
- Mark your calendars for our Volunteer Fire Company's Annual Chicken BBQ, to be held on September 12th from 3:30 pm to 7 pm (or until sold out). Dinners will be sold at Station A, located at 1590 Bustard Road. This popular event usually sells out.
- Join Morgan Log House on September 26th for Tavern Night. You must be 21 or older to attend. For more information or to buy tickets, visit Morgan Log House's website or Facebook page.

Emailed Public Comments:

Resident Dan Quain expressed concerns about the current Freddy Hill Farm proposal, particularly the placement of homes closer to the western boundary, elimination of the level field, and significant reduction in the area designated for stormwater management. His property

borders Freddy Hill. He made investments in landscaping and drainage improvements to manage runoff from the farm fields over the years. Despite these efforts, heavy rains currently result in significant water flow through his backyard, which he has documented on video. He questions the size and placement of the proposed retention basins and believes previous plans provided more effective stormwater management measures that are no longer included. He is also concerned that the plans do not adequately account for the approximately 20- to 30-foot elevation difference between Freddy Hill and Ivywood Way. Without a comprehensive stormwater management plan, he believes runoff from the proposed development could be directed toward the lower-lying properties along Ivywood Way and significantly worsen existing conditions. He requests prompt attention to these concerns.

In-person Public Comments:

Resident Casey Hannings noted for the past year, he has attended meetings to speak against various development plans for Freddy Hill Farms. He has urged the Board and developer to pursue creative solutions that address the community's concerns, use the state's Environmental Rights Amendment where local ordinances fall short, and fully enforce existing environmental protections in the Township code. He shared his photographs to catalog wildlife on the property and raise awareness about ecosystem collapse, biodiversity loss, and the broader environmental consequences of development. He believes these issues should take precedence. He also shares concerns about traffic and flooding and can attest firsthand to the morning traffic on Sumneytown Pike. He shared opinions on each plan presented; acknowledging concessions made in the current plan to preserve habitat. He noted that the most recent plan appears to preserve a substantial portion of grassland and important habitat connectivity, but he does not endorse it, as he still has serious concerns about the proposed intersection at Troxel Road and the new road and would like to see it removed or modified. Ultimately, he maintains that the Board should explore more rigorous options to prevent development altogether.

Resident Barry Kenyon reviewed the following timeline: In March 2025, Pinnacle purchased the property for \$26 million under the R175 zoning, with a by-right build of 141 homes. In May 2025, they submitted development plans to the Township, the first with 321 homes and the second with 140 homes. He cited particulars of each plan. In September 2025, the Board voted 4-1 to reject the high-density zoning change. In July 2026, Pinnacle submitted a new plan for 207 or 210 homes aligned with Troxel Road, which would require demolishing the Lukens Inn. In September 2026, Pinnacle offered another plan for 220 homes: 100 carriage homes, 82 small homes, and 38 large homes. He questioned price points and asked about the alignment of the roads within the proposed plan and suggested modifications while keeping the proposed 4-way light at the Troxel Road intersection and keeping the Lukens Inn, which he feels is historical.

Resident Jay Minnicks commented that the Freddy Hill property was purchased with the possibility of 141 homes. He feels that if the developer purchased the property knowing this information, then the developer should never present more than that to the Township. He believes the Township should not change the zoning because it will allow the next person to request the same so they can build as they want.

Resident Joe Silverman commented on the Pinnacle plan and described his views on what a million-dollar property looks like, including specific features for the price point. He feels the property should provide adequate space for children to play or even raise small domestic or farm

animals. He provided an example of a home in the area that just sold for \$1.75 million. He briefly referenced the Lukens Inn and touched on the individual plans proposed by Pinnacle.

Resident Angela Illingworth referenced at the Board meeting in December 2025, residents attended and left believing Mr. Maras and Pinnacle would be advancing plans for 141 homes by right and that the 320 homes would not be considered. She described 3 days later, Township Supervisors directed the Township Manager to contact Pinnacle to develop another plan, noting these details were obtained through a Right to Know request. She emphasized the public sentiment at meetings expressing they do not want this. She asked why common sense is not being used, and why the Board would allow all these homes without proper infrastructure in place. She noted the new plan should not be approved due to concerns such as traffic, school overcrowding, environmental concerns, preservation of the historic Lukens Inn, strain on public safety services, and possible aquifer contamination. She questioned how the Township plans to widen Kriebel and Sumneytown without eminent domain. She conceded that development was going to happen and asked the Board why they are not listening to their constituents. She implored the Board to keep building at the approved minimum.

Resident Leon Kashishian spoke about individual character, offering an example, and recited a quote describing character. He spoke directly to Supervisors Gaynor and Morgan, reminding them of the promises they made while campaigning and sharing quotes from their campaign literature. He added that agreeing to more than 141 homes in the by-right plan appears to conflict with their campaign promises. He's confident that most residents want 141 homes. He urged the Board to listen to its constituents, adding that its decision will likely affect their standing in the community. He stated that when people are gone, they are judged on what they did, how they did it and asked how the Board wants to be remembered. He added that this housing issue is not a Democratic Party agenda; it is an important Towamencin priority. He also addressed Mr. Maras, reminding him of a conversation they had at a previous meeting regarding the ability to keep the Lukens Inn. He asked the Supervisors if they will stand with the community or with the person who will leave the Township when his job is done. He asked Mr. Maras to keep his word.

Resident Paige McGuiness commented on flooding on Central Drive, stating during heavy storms, they experience severe flooding. Water has entered her home and caused damage. She appreciates the steps the Township has taken to add additional inlets, but the problem remains unresolved. She feels it is unsafe and claimed that during an August storm, there were 6 inches of water on the street, and behind the homes, there was a river about a foot deep. She believes the pipe system behind the homes is deteriorating, allowing a large amount of water to flow through causing sinkholes and ongoing safety concerns. She noted she understands there is a project in the works but asked that the Board prioritize it while keeping residents informed.

Resident Rory Kelley commented on Central Drive flooding. He's attended meetings about this issue since 2019. He is happy to share a timeline for anyone new to the Board or Township. He knows a grant has been submitted and appreciates the work done on this project, but everything needed may not be available until November, after budget season. He asked that this project be funded for 2027. He emphasized sinkholes in backyards and questioned what happens if a kid falls into sinkhole who would be responsible. He noted that he previously proposed a stormwater fee and advocated for one feeling that many have stormwater problems, and with the Freddy Hill development, it will only get worse. He would really like this project prioritized for 2027.

Resident Evan Dimmerling commented on the Pinnacle plan. He believes the proposed development will create a racetrack on Wagon Wheel Lane. He noted numerous traffic issues in the Township, citing examples on Sumneytown Pike, Kriebel Road, and Sumneytown Pike to Supplee. He claimed that people get impatient and look for other options to avoid traffic. He suggested the Board address existing problems before considering development. He asked what the Board is doing to work with PennDOT and if they are working with state reps. He feels world wars are fought in less time than it takes to complete infrastructure projects. He noted he is an engineer and that it doesn't take a study to understand the area's traffic patterns. He does not support leaving Wagon Wheel wide open. He asked why they are changing the nature of existing neighborhoods, adding we should focus on what we have now, not just what's in front of us.

Resident Bruce Bailey referenced several Township awards and citations displayed over the years, many for environmental improvements. He referenced a recent heavy storm that caused whole trees to float down the Towamencin Creek. He shared presented a few situations of rising water and asked how people would react. He feels the new development will add more water flow in the area. He compared the Turnpike to a dam separating higher and lower ground and said it needs improvement. He referenced Fischer's Park and how beautiful it is. He said there is a lot of distraction over this development and trusts that the Supervisors can focus on the big picture and development goals. He shared an traffic example on Sumneytown Pike, noting anything new creates more traffic flow that move vehicles to other paths. He offered suggestions how he felt Sumneytown Pike should be situated regarding traffic patterns, lanes, and lights.

Resident Tricia Cressman commented on Pinnacle plan. She agrees with everything that has been said. She expressed frustration that residents must keep repeating the infrastructure concerns if more homes are added. She noted that flooding on Sumneytown around Troxel Road is horrible and doesn't know how that will be fixed or addressed and believes it will get worse. She is sympathetic to the police and the efforts they must make when an incident occurs in this area, and she offered an example. She feels the Township can't handle the traffic. She asked about the traffic study reports and questioned how items were labeled within those reports. She noted that traffic studies should be completed during standard traffic times, not off-peak times or seasons.

Resident William Erskine noted he attended a recent Supervisors' meeting when Pinnacle presented. Afterward, he researched the Meeting Hall building, which taxpayers pay for, and was disturbed that someone entered the Township's house and disparaged people's opinion, citing Mr. Maras' comments about the taxpayers' dislike of zoning changes, advising the Board that they don't have to listen to the homeowners/taxpayers; essentially telling the Board they don't have to listen to the people who elected them. He continued 4 of the members did nothing; no one stood up for the voters and taxpayers. In his opinion, since the beginning of the Pinnacle proposals, they have acted as if they are doing Towamencin a favor with this project. Pinnacle couldn't care less about us, the negatives it will bring to the Township, or what resident concerns about zoning changes. He added that the same supervisors who said no one was listening to the voters during the sewer sale are tone-deaf. He told the Board to wake up before you realize Pinnacle is playing you; elections have consequences.

Resident Rich Costlow commented that he felt little thought went into the drawing, which was light on detail and seemed to exclude houses, roads, and open space, showing only stormwater management. He indicated that he is neither in favor of nor against the proposed plan. He asked that, when the official plans are ready, they be provided to the Planning Commission and the Open Space and Environmental Advisory Committees so everyone can fairly evaluate the plan.

Approval of Minutes

The Board deferred the August 26th minutes until the next Board of Supervisors meeting.

Zoning, Subdivision and Land Development

Pinnacle Realty Development/Hilltop – Revised Concept Plan Presentation

Anthony Maras, Principal of Pinnacle Realty Development, and Gregg I. Adelman, Esq., presented Pinnacle's revised concept plan. The new 220-unit development configuration consists of single-family detached units, carriage townhomes, and small-lot singles. Mr. Maras discussed feedback from the last meeting and how Pinnacle applied it to the new plan. He noted that Pinnacle met with the Township's Open Space and Park Advisory Committee. He added the plan is not fully engineered, and additional features will be added. Mr. Maras indicated they are present to ask the Board which plan they prefer so that they can take it to the Planning Commission, then begin the MRC process, which requires full submissions. He described the changes and differences and addressed associated impact assessments.

Supervisor Gaynor asked whether Pinnacle has completed updated traffic studies and school enrollment data. Mr. Maras indicated they are close to the 210 plan and will update it before returning to the Board. Supervisor Gaynor asked if those would be available before they return to the Planning Commission. Mr. Maras stated that he could probably provide a high-level report, but not a fully completed one. Supervisor Gaynor asked about the change in location for the Townhomes from the south to the north and the removal of the access road, and she asked them to explain why. Mr. Maras explained the basis for the changes.

Supervisor Gaynor asked for clarification if the stormwater management locations are engineered on the plan and if their location could be moved. Mr. Maras indicated they will generally stay where they are; some may be slightly larger or smaller. The designs would be more evident in their preliminary plan.

Supervisor Osei recapped the plan changes, referencing the first MRC for 321. Based on comments and feedback from previous presentations, a fourth leg was needed. Pinnacle came back with 338, then 220, dropping over 100 units with the same concessions. He believes the Planning Commission should review both the 210 and 220 plans, along with high-level traffic and school projections. Supervisor Osei asked about target pricing. Mr. Maras indicated what they anticipated the pricing would be consistent with the last plan.

Supervisor Osei addressed a provision in the WB Homes R14 amendment regarding the preservation of existing structures, asking if the existing home is included in the Pinnacle R14 submission. Mr. Maras indicated no, because a separate entity owns that property. He said there was no reason to acquire that property for the 140-unit plan.

Supervisor Osei noted that he spoke with the County, they indicated that property would need to be acquired to make future improvements to Sumneytown Pike. He clarified that this decision does not affect what happens to that house. Mr. Maras responded that they would work with whoever wanted to relocate the home. He added the County has indicated that if Sumneytown is

widened, the home will most likely be demolished. Mr. Maras addressed a previous comment about purchasing the home on the opposite side of Troxel and explained why that will not work.

Supervisor Osei also noted that the Lukens family is historic in the Township and that the Township currently has no roads named after Lukens. Mr. Maras responded when plans are in place, road names are generic, and once the plans are submitted to the Township, the Township will request recommendations.

Supervisor Osei supports sending both plans to the Planning Commission for review. Supervisor Warner commented that she likes the way the property was zoned before. She indicated she is trying to be open-minded and appreciates the extra space that is being provided. She feels our Township has thoughtful zoning. She reminded everyone that if this property was ever sold, it was intended to be developed as single-family lots, not mixed-use. She felt the R-14 was a good compromise; she does not understand why that can't be considered an option. She still stands with her original position. Mr. Maras said he understands and appreciates that.

Supervisor Morgan asked if Pinnacle could provide further clarification on the difference between the 210 and 220 plans, including how they anticipate the number of cars and school children and what those estimates are based on. There have been several iterations of the plans and wants to be clear. Mr. Maras indicated he did not recall the exact mix. He provided additional information on how the estimates are determined. He referenced the number of bedrooms and traffic studies, including AM and PM trips.

Supervisor Warner asked about the trips and said that 220 homes would add a substantial number of cars. Supervisor Gaynor shared the numbers from the last meeting. They briefly discussed the amount of additional traffic. Mr. Maras stated he did not believe there would be a significant change.

Supervisor Osei noted that additional information should be available for the Planning Commission meeting.

Supervisor Morgan commented that she appreciates the extra open space and likes the unloaded road. She referenced traffic flow and the safety of the residents living there. She feels this plan/layout makes more sense to her.

Chair Snyder stated that, as she understands it, many homeowners on Kriebel Road use well water and that it might be worth asking whether they are interested in connecting. Mr. Maras said he would be happy to look into it. She likes the contiguous open space changes and appreciates that they have listened to residents about the environment. She agrees with Supervisor Osei that it would be best to bring both plans to the Planning Commission. Mr. Maras expressed his willingness to continue to work with the Open Space and Environmental Advisory Committees.

Chair Snyder called for a recess at 8:15 pm. The meeting resumed at approximately 8:22 pm.

Resident Rory Kelley noted development is happening all over and believes the Township needs to investigate establishing a regional stormwater authority. He believes this should be a joint effort or initiative.

Resident Joe Meehan expressed concerns that none of the proposed plans include sufficient recreational components under Township code. He noted that MRC requires a specific amount of recreational space and that the Open Space and Parks Advisory Committee (OSPAC) spent considerable time preparing alternatives and/or suggestions, which were publicly presented to the Supervisors and Pinnacle. He asked how Pinnacle plans to meet the code requirements and to demonstrate the recreational aspect, 25% gross open space, or 8 areas. Mr. Maras responded that this is not the MRC plan and indicated to OSPAC that some of the items they are looking for would require dedication to the Township; before he spends time and money on that, he would expect direction from the Board.

Resident Joe Silverman referenced the silos on the property, noting the silo to the east houses a cell phone tower/antenna. He spoke about the radiation from these towers and felt that anyone living near this equipment should be notified of its location and it affects.

Resident Lisa Lieb thanked Pinnacle for the environmental work they are proposing for the site. However, she lives on Kriebel Road, and Pinnacle is doing nothing about the traffic and the cars coming that way. She described using the Waze app - because of the traffic in the immediate area, it never routes her the same way. She asked the Supervisors to leave the plan at 140 units. She feels the neighborhood cannot handle the additional traffic from higher development.

Resident Leon Kashishian commented he did not like the comments about the Lukens house. He feels his documentation was straightforward. He is not trying to fool anyone and believes it is significant to the Township and should be saved. He feels it is easy to stop the bickering between the Supervisors and residents, and that they only allow 141 or fewer for the development. He questioned the aquifers on Kriebel Road and said the higher proposed development plans will impact well water and aquifers in this area.

Resident Barry Kenyon challenges Mr. Maras regarding the traffic information he provided. He doesn't believe the numbers are from an independent traffic consultant but from someone he works with or someone Toll Brothers works with. He also stated that the study should be conducted on days that do not fall on holidays or during periods without school traffic.

Resident Tricia Cressman posed several questions: Who will the open space in the plan be for, residents of the development or the community, and could the answer create additional traffic concerns? What buildings were inspected on the property, given that the property does not look good and appears unsafe? She asked about the dates and effectiveness of the traffic studies performed by Pinnacle. She raised concerns about the dates provided and noted sidewalk issues along Troxel Road that could create additional pedestrian problems in the future.

Resident Cathy Quain stated that her property abuts Freddy Hill Farms and has consistently dealt with water runoff from Freddy Hill for years. She explained the work she has done to her property to manage the runoff issue. She implored the Board to be mindful of what they allow in the development, asking that they pay attention to the placement of stormwater and retention basins in whatever plan is developed. She feels the water issues should have been addressed long before this development was introduced. She reminded them that residents are taxpayers. She hopes she will be able to sell her home in the future without issues and that she will be able to say the runoff issues were addressed as they should have been.

Resident Patrick McNally begged the Board to accept the 140-unit plan. He suggested that overdevelopment will introduce more traffic, school, and environmental issues. He stated that the

developer does not live in this Township and doesn't care. He feels this is too important to let Pinnacle tell the Township how many units should be allowed.

Resident Casey Hannings followed up on his earlier comments. From the start of his journey, his goal has been to protect the wildlife and habitats on this property. While he does not endorse the proposed plan, he compares each plan to assess the changes and impacts. His biggest concern today is the extent of the grassland and riparian areas represented in the 220 plan. He shares his neighbors' concerns about traffic and water issues and would like to see those addressed as well. However, there is an open grassland area that provides wildlife with space to move.

Resident Bruce Bailey again referenced the awards in the hallway and hopes the Board will continue to pursue awards for environmental efforts. He does not understand how a larger development is better than the smaller 141 plan, noting that more units add to school, traffic, environmental issues, or the need for sufficient retention basins. He discussed the direction of water flow on the property. He feels that the new proposed plan does not seem logical. He stated that politics and land practices start at home, and we are losing too much open space, trees, and native wildlife. He encouraged residents to attend environmental and Bird Town meetings.

Resident Fran Collins stated that the property was originally zoned and purchased under a specific set of rules, and that the Township is now considering new plans for larger amounts. She questioned why the unit number is increasing, noting confusion. She emphasized many residents are against allowing more than 140 units. She asked the Board why, if the property was sold and zoned one way, they were even discussing an option that would allow something different.

Supervisor Osei commented that the Township Code includes a Mixed Residential Cluster ordinance and a planned community ordinance, meaning there are no MRC zones existed before a developer submitted a plan. He shared a development example where he grew up in the Township. He noted that it is part of the process to ensure the Township has the open space and infrastructure improvements needed and to determine whether this is the right plan for what is needed. The Board will make that determination, including using the Township Traffic Engineer to verify the methodology of traffic counts.

Consider Resolution 26-24: Preliminary/Final Plan Approval - Grayson Minor Subdivision

The applicant, Churchill Acquisitions LP, seeks approval for a Preliminary/Final Minor Subdivision to subdivide the 33.745-acre parcel at 1780 Kriebel Road into two lots. The first lot, the subject of this application, will contain the existing single-family dwelling, barn, and other outbuildings on approximately 2.97 acres. No construction or other improvements are proposed as part of this application. The second lot will contain the remaining land, with development proposed under a separate application.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-24, Preliminary/Final Plan Approval - Grayson Minor Subdivision.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Supervisor Osei noted that the Board did not pass the R-14 amendment, which preserves this lot, until after Freddy Hill announced their closure.

Consider Conditional Use Decision & Order: Alliance Cancer Specialists

The applicant, Detwiler Road Holding Company, LCC., is proposing to convert 7,931 sq ft. of the building space within an office building at 2060 Detwiler Road for a professional infusion center. Medical office use is permitted by Conditional Use. The Board held a public hearing at its August 26 meeting. Solicitor Hosterman read the order.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Conditional Use Decision and Order for Alliance Cancer Specialists.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Advertising: Parking Ordinance Amendment

At our July 22nd meeting, Supervisor Osei presented recommendations to establish minimum parking requirements and solicited feedback from the Supervisors and the public. This draft parking ordinance allows for a 25% reduction in the number of parking spaces for a new use, subdivision or land development. To qualify, an applicant must submit a Parking Demand and Impact Study to validate the reduction request. If the reduction is requested for a subdivision or land development, the approved reduction is part of the subdivision and land development approval by the Board of Supervisors and eliminates a conditional use hearing for parking reductions up to 25%.

Supervisor Gaynor clarified the amendment also allows for a per bedroom requirement for multi-family residences. Supervisor Osei reviewed a graphic that illustrated the per bedroom requirement, sharing a projection of what to expect from this change.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board authorized advertising the parking ordinance amendment.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business: None

New Business:

Consider Advertising: Ordinance to Authorize Termination of Sewer Lease

This lease termination and transfer of contracts and any other assets of the system are being considered to eliminate the time-consuming and costly rate approval process required by the Pennsylvania Public Utility Commission (PUC) when adjusting sewer rates for the Township's extraterritorial service areas - sewer customers located outside Towamencin's boundaries. During the since-terminated sewer sale process, the Township was granted a certificate of public convenience (license) by the PUC to service the extraterritorial customers as required under the Public Utility Code. After the sewer sale was terminated, the Township applied to abandon that certificate and allow for the Towamencin Municipal Authority (TMA) to operate and own the system in its entirety as a municipal authority is generally not under the jurisdiction of the PUC. Once these proposed actions are taken by the Township, the system will no longer be regulated by the PUC. TMA will establish sewer rates as opposed to having the PUC establish rates.

A new agreement between the Township and TMA is anticipated that will document administrative and/or financial services provided by the Township to TMA on the Authority's behalf.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board authorized advertising the ordinance authorizing the sewer lease termination.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Supervisor Osei referenced a previous meeting, where Supervisor Warner claimed she never criticized him as Board member, but noted she did so while he was a private citizen, citing an Enews article referencing he was wrong about the sewer sale, where the rates would go and whether the Charter would stop the sewer sale. He connected the critique to this agenda item that provides for the continuance of the municipal sewer system, noting being under PUC control was part of the sewer sale process. He questioned why Supervisor Warner thinks it's ok to criticize private citizens without any retraction but can't accept his feedback while he is on the Board.

Consider Advertising: Ordinance Authorizing Verizon Franchise Agreement

The Township began the franchise renewal process with Verizon by holding a public comment hearing on June 24, 2026, where the proposed franchise agreement was reviewed. The draft ordinance was prepared by the Cohen Law Group, on behalf of 13 municipalities within the Montgomery County Consortium. Staff recommends moving forward with the renewal process and consider authorizing the advertising of this ordinance.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved advertising the ordinance authorizing Verizon Franchise Agreement.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Resolution 26-25: 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 pension funding requirement. The 2027 MMO for the Police Pension Fund is \$556,568. 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 a more conservative rate of return assumptions adopted by the Township over the last decade.

Previous Years	2023	\$698,300	2024	\$380,044	2025	\$410,737	2026	\$478,613
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On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-25: Minimum Municipal Obligation Police Pension Plan.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Resolution 26-26: Minimum Municipal Obligation Non-Uniform Pension Plan

The MMO for the Non-Uniformed Pension Plan is calculated annually. The 2027 MMO for the Non-Uniform Employees Defined Benefit Pension Fund is \$121,550. This MMO is projected to decrease over time because the Defined Benefit Plan is no longer available to new hires,.

Previous Years	2023	\$181,777	2024	\$98,040	2025	\$93,796	2026	\$127,602
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On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Resolution 26-26, Minimum Municipal Obligation Non-Uniform Pension Plan.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Resolution 26-27: 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. The transition to this new plan will help control escalating costs in future pension funding compared to a Defined Benefit Pension. In January 2026, the Board approved a contribution percentage increase from 3.5% to 5%. The 2027 MMO for the Non-Uniform Employees Defined Contribution Pension Fund is \$87,506.

Previous Years	2023	\$34,715	2024	\$50,085	2025	\$55,835	2026	\$57,494
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On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-27, Min. Municipal Obligation Non-Uniform - Employee Money Purchase Pension Plan.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Additional Business

Supervisor Osei noted the Board did good on time for the meeting, two hours before 11 pm.

The meeting was adjourned at 9:01 pm.

Respectfully submitted,



Colleen Ehrle

Assistant Township Manager