Towamencin Township
Board of Supervisors
Monthly Meeting
February 24, 2016
7:30 PM

Present:
H. Charles Wilson III, Chairman
Laura Smith, Vice Chairman
James P. Sinz, Secretary/Asst. Treasurer
Daniel M. Littley, Jr., Treasurer/Asst. Secretary
David Mosesso

Staff:
Robert A. Ford, Township Manager
Jack Dooley, Esq., Township Solicitor
Tom Zarko, Township Engineer
Paul T. Dickinson, Chief of Police
Maureen Doyle, Finance Director
Colleen Ehrle, Assistant to the Township Manager

Chairman Wilson called the meeting to order at 7:32 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

Chairman Wilson announced the Board met in Executive Session prior to the meeting to review matters of personnel.

Supervisor Sinz mentioned a letter of appreciation extended to Police Officer Weichec, who drove a resident to the Lansdale Train Station on January 25th to get to Philadelphia. She would have not been able to get there on her own with the residual snow from the recent storm. He acknowledged the above-and-beyond work ethic of the police department, which often gets little attention.

Public Comments

None

Approval of Minutes

On a motion by Supervisor Littley, seconded by Supervisor Smith, the meeting minutes of February 10, 2016 were approved.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz

Voting No:
Abstaining:
Absent:

Zoning, Subdivision & Land Development

Public Hearing: Amendment to Floodplain Ordinance

Flood Insurance Rate Maps (FIRMS) have been updated by the Federal Emergency Management Agency (FEMA) for all of Montgomery County. Along with these map updates, Montgomery County municipalities are required to update their Floodplain Regulations to meet the updated criteria. These revised regulations must be in effect by March 2, 2016, when the new FIRMs become effective. In Montgomery County, the Montgomery County Planning Commission (MCPC) has been assigned the task of coordinating this effort. The current floodplain regulations in Towamencin Township have been reviewed and were compared to the MCPC Model Ordinance and the model ordinance prepared by the Pennsylvania Department of Community and Economic Development (DCED). At its November 24, 2015 meeting, the Board agreed to authorize the recommendations from the Township Engineer so that the updated Floodplain Regulations could be drafted to meet the new FEMA criteria.

Chairman Wilson introduced Township Solicitor, Jack Dooley, who opened the hearing by providing some background information and referenced the associated exhibits. Mr. Dooley introduced Township Engineer, Tom Zarko, who expounded on the ordinance.

A court reporter was present to make a complete and formal record of the hearing.

Ordinance 16-01: Amendment to Floodplain Ordinance Adoption

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board adopted Ordinance 16-01: Amendment to Floodplain, which would amend Chapter 82 of the Township Code to reflect the issues presented in the preceding hearing.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Authorization to Advertise Ordinance: Removal of Floodplain Regulations from the Zoning Code

In addition to the new floodplain ordinance, staff prepared an ordinance to remove the floodplain regulations from the zoning ordinance. This ordinance was presented to both the Towamencin Township Planning Commission and the Montgomery County Planning Commission, at the same time they reviewed the new floodplain ordinance. The Township Planning Commission recommended approval and the MCPC confirmed their satisfaction of this ordinance.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board authorized staff to advertise a public hearing and to schedule the consideration of adopting the ordinance at a future

meeting.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Public Hearing: Amendment to Landscape Buffering

For several months, the Township Planning Commission has been reviewing the Township's commercial and parking buffer requirements presently outlined in the Subdivision and Land Development ordinance in order to update it to current best practices and to address concerns realized in review of previous land developments. The County and Township Planning Commissions have reviewed this proposal and recommend that the Board of Supervisors hold a Public Hearing and consider adopting this amendment.

Township Solicitor, Jack Dooley, opened the hearing by providing some background information and referenced the associated exhibits. Mr. Dooley introduced Township Engineer, Tom Zarko, who expounded on the ordinance.

A court reporter was present to make a complete and formal record of the hearing.

Ordinance 16-02: Amendment to Landscape Buffering Ordinance

Supervisor Sinz commented that staff and the township engineers did a great job amending this ordinance.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board adopted Ordinance 16-02: Amendment to Landscape Buffering Ordinance, which would amend Chapter 136 of the Township Code to reflect the issues presented in the preceding hearing.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Public Hearing: Wind Energy Ordinance

The Codes Department prepared a draft amendment to the Township Zoning Code, which would clarify the procedures and regulations pertaining to wind energy systems as an accessory use in various zoning districts. This draft was reviewed and revised by the Township Planning Commission and staff over the past several months. The County and Township Planning Commissions have reviewed this proposal and recommend that the Board of Supervisors hold a Public Hearing and consider adopting this amendment.

Township Solicitor, Jack Dooley, opened the hearing by providing background information and noted the associated exhibits. Mr. Dooley introduced Township Engineer, Tom Zarko, who reviewed the ordinance.

A court reporter was present to make a complete and formal record of the hearing.

Ordinance 16-03: Wind Energy Ordinance

Adoption of this ordinance would amend Chapter 153 of the Township Code to reflect the issues presented in the preceding hearing.

Supervisor Mosesso asked Mr. Zarko if roof-top mounted wind turbines would be permitted with this ordinance. Mr. Zarko responded that they would not be permitted.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board adopted Ordinance 16-03: Wind Energy Ordinance.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., James P. Sinz
Voting No: David Mosesso
Abstaining:
Absent:

Old Business

None

New Business

Warrant List

The warrant list was presented for approval.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the warrant list in the amount of $696,137.00.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Finance Report

The Township Finance Committee meets on a monthly basis to closely monitor economic indicators and the pulse of the Township's revenue and expenses. The Committee met on Tuesday February 16th. Supervisor Littley reviewed the report, which included the following discussion and action items: monthly financial reports, building repairs, 2016 pool season, non-uniform vacation policy, PILOT program, 2002 dump truck replacement, 401 Plan Document

Restatement, and outstanding sewer bills at Towamencin Condominiums and Chatham Village Condominiums.

The Board accepted the Finance Committee's Report and recommended actions.

Authorization to Advertise Proposed Ordinance: 40 MPH Speed Limit Mainland Road (Mainland Square)

The traffic impact study, which was performed during the planning stage of the Mainland Square land development project, made a recommendation to reduce the speed limit from 45 mph to 40 mph on Mainland Road. The change in speed limit on the roadway needs to be authorized by a Board of Supervisors adopted ordinance.

Supervisor Mosesso asked if removing the traffic light at Wambold Road and Mainland Road was related to the speed reduction and if there will be a stop sign instead of the light? Township Manager, Robert Ford, stated no, this is a separate issue. He further explained that the traffic signal was being removed as it no longer met PennDOT warrants and a stop sign would be on Wambold Road. Mainland Road would not have stop signs. Mr. Zarko added the speed reduction would make the site distance issue with the new driveway, servicing the Mainland Square Development, now compliant with PennDOT.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board authorized the advertising of the proposed ordinance for adoption at a future Board meeting.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Closure of Green Lane to Install Stormwater Improvement

During a meeting in March 2015, between the PA turnpike contractor Alan Myers Construction representatives and township staff concerning the Green Lane Road Bridge, it was noted that the existing 42" corrugated metal culvert pipe, below the bridge, in the section of Green Lane Road was severely deteriorated. This same area is scheduled to be reconstructed in conjunction with the Turnpike-Widening Project.

The township engineer requested that the replacement of this culvert pipe be added to the overall roadway reconstruction work. The pipe needs to be replaced prior to the next construction phase, which involves driving piles on the northbound side. The pipe cannot be installed without a closure of Green Lane Road, as the ditch will be over seven feet wide and rather deep. Alan Myers believes they can complete the work with a road closure in approximately five days.

Supervisor Mosesso asked Chairman Wilson if they would make room for buses to get by during construction. Chairman Wilson replied they would not for this closure. Mr. Ford added the Turnpike is paying for the project and the road would need to be closed for the duration of the work.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the closure of Green Lane Road for the replacement of the new stormwater pipe.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Authorization to Advertise Proposed Ordinance: Amendment to Defined Contribution Pension Plan

The IRS has a six-year review schedule for the type of 401 plan documents ICMA-RC (401K Plan Provider) provides. Following the IRS schedule, ICMA-RC submitted updated plan documents for review and approval in 2012 and received favorable opinion letters last year. The documents incorporate amendments for legislative and regulatory changes, enacted since the prior restatement in 2006, and are effective as of 2012.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board authorized advertising this ordinance for adoption at a future meeting.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Approval of TCI Replacement - Final Reconciliation Change Order

The fourth and final change order for the Lower Towamencin Creek Interceptor Sewer Project is for the reconciliation of the contract bid items to the actual field measured installed quantities. The result of this change order reduces the contract price from $517,165 to the final contract price of $515,165.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the final change order for the Lower Towamencin Creek Interceptor Sewer Project.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

PennDOT Proposed Intersection Safety Improvements: (Anders Road & Hillside Road at Valley Forge Road)

PennDOT contacted the Township last week advising of proposed safety improvements along Valley Forge Road, a state road, at its intersections of Anders Road and Hillside Road (both are township roads). Improvements include additional signage and striping on Valley Forge Road and the first 100 feet of Anders and Hillside Roads. The cost of these improvements is being paid for by the State and Federal Highway Administration, although the Township will be required to maintain these features on the township roads after the installation is complete. Both the Towamencin Police and Public Works Departments recommend that the Township accept the offer for these improvements.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board authorized PennDOT to make the safety improvements to the township roads indicated.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

North Penn YMCA 2016 Pool Management Agreement

Starting with the 2011 season, the Township engaged the North Penn YMCA to provide pool management services for the Towamencin Pool facility, located on Weikel Road. The YMCA services include: providing a pool manager, the hiring and qualification checking of lifeguards, payroll processing (since personnel are employees of the YMCA and not the Township), servicing pool chemicals by a certified operator and promotion and provisions of pool programs, such as swimming lessons. The cost remains at $135,000 for the summer season. This is the same rate as 2015 with the YMCA continuing their management role.

Chairman Wilson explained the Township had been in negotiations with the YMCA, since last fall, to possibly lease the Towamencin Pool for this upcoming pool season. There was some progress made, however recently the proposed leasing arrangement ran into some snags. The Township will continue to work with the YMCA in order to ensure long-term sustainability of the pool as they have a larger membership base and could provide more programs and marketing of the facility.

Supervisor Mosesso referenced the expense, in excess of $100,000, associated with the YMCA's managing the pool. He felt the Township should continue to negotiate with the YMCA and believes there is still time to work out a lease agreement, which would save the Township money. He continued that he recommends the Board suspend the vote and this agreement with the YMCA and rather continue making an effort to get a lease in place for this upcoming season.

Chairman Wilson replied that the YMCA has recently indicated in correspondence that they will not be able to take over the full operations of the pool in 2016 as anticipated, but will be able to continue managing as in previous years. With approximately 90 days until the projected pool's opening, he recommended the Board move forward with this proposed agreement for the upcoming pool season.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board authorized approved the 2016 agreement with North Penn YMCA.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., James P. Sinz
Voting No: David Mosesso
Abstaining:
Absent:

Agreement with Towamencin Swim Team

The agreement between the Township and Towamencin Swim Team confirms and documents the understanding that the Township will contribute 50 percent of the cost of the Towamencin Swim Team coaching staff. However, starting in 2017 and onward, the Towamencin Swim Team will be responsible for 100% of those costs, with no contribution from the Township.

Chairman Wilson noted that there had been discussions between a committee of the Board, Township staff and the swim team board in developing this agreement. Originally, the hope was the agreement would be between the YMCA and the Towamencin Swim Team, but as noted earlier, the YMCA has recently indicated in correspondence that they will not be able to take over the full operations of the pool in 2016 as anticipated, but will be able to continue managing as in previous years.

Supervisor Mosesso stated he believes this agreement should be with the YMCA and not the Township.

Catherine McGeehan, resident of 1211 Knollbrook Drive, stated she believed the Board was exercising a top-down management style and suggested a more bi-directional approach by working together with the swim team. She suggested a task-force committee be established, which would work with the Board and YMCA for future negotiations, including examining ways to increase membership, etc.

Chairman Wilson replied that the Board has been engaged with the community and swim team in dealing with the pool and its associated issues over the years in addition to the recent discussions concerning the YMCA.

Mark Pironti, resident of 1350 Stoneybrook Lane, stated he would like the swim team to have input on any future lease with the YMCA. He would like the Board and swim team to come together and hash out an agreement with the YMCA.

Supervisor Littley asked when the pool was built. Mr. Ford replied he believed 2008. Supervisor Littley then provided a brief summary of the Township negotiations with the swim team members at the time and their input in determining the build-out specifications for the pool, with competition in mind. He noted that in addition to the debt incurred for construction of the pool, there has been a deficit in membership revenue to operational cost, which has accumulated to nearly $500,000 over the past six years, and how this affects all taxpayers not just the swim-team. He also invited those present to investigate how many residential pools are within a one-mile radius of the Towamencin pool. He explained there are many factors at play which contribute to the decrease in membership. These compounded factors are why the Board believes

the pool will be more viable in the hands of the YMCA, who have a broader membership base with greater resources to sustain it.

As the discussions concluded, the swim team board members repeated their interest in having input in working with the Township and YMCA for future lease negotiations.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board approved the agreement with the Towamencin Swim Team.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., James P. Sinz
Voting No: David Mosesso
Abstaining:
Absent:

Amendment to Towamencin Pool Membership Fees

Staff recommended that a reduction be made to the "non-resident individual" pool membership fee from $245 to $225, such that the ratio between "resident" and "non-resident" more closely align with the difference of the family membership categories and to attract additional memberships.

Towamencin Swim Team board president, Carol Fleck, 2570 Crestline Drive, Worcester Township stated at their recent meeting with Township staff and some Board members that she was told the fee would be reduced to $185, not $225. Chairman Wilson explained that number was not set, but had to be reviewed further and the whole Board would need to vote on any change to the fee structure.

Ms. Fleck went on to criticize the pool membership's pricing, stating it will be difficult to attract non-residents with Towamencin's current membership rates.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved the reduction in the non-resident individual pool membership rate.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., James P. Sinz, David Mosesso
Voting No:
Abstaining:
Absent:

There being no additional business, the meeting adjourned at 8:36 PM.

Respectfully submitted,

Robert A. Ford
Township Manager