

**Towamencin Township
Board of Supervisors
Monthly Meeting
June 22, 2016
7:30 PM**

Present:

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

Staff:

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

Absent:

Laura Smith, Vice Chairman
Robert A. Ford, Township Manager

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

Presentations

Commendation - Recognition of Service / Jason T. Adams

The Township recognized the service of Jason T. Adams. Jason is a member of the New Jersey Air National Guard, a Towamencin Volunteer Fire Company Firefighter since 2005, works at the Upper Providence Department of Fire and Emergency Services. He was previously in the Pennsylvania Air National Guard at Willow Grove, when the A-10s were active at Willow Grove Naval Air Station.

Staff Sergeant Jason T. Adams was called up in support of Operation Freedom Sentinel and deployed in 2015. Chairman Wilson read Mr. Adam's commendation aloud.

Commendation - Recognition of Service for Pastor Timothy Jordan of Calvary Baptist Church – (Tabled from June 8th meeting)

Cavalry Baptist Church, located on Valley Forge Road in Towamencin Township, asked if the Board of Supervisors could provide a formal recognition of Dr. Timothy Jordan's 40th anniversary of service as a minister of a church in Towamencin Township, including the congregation's volunteer assistance in constructing the Arneith Entertainment Center at Fischer's Park. Chairman Wilson read the commendation of Pastor Timothy Jordan aloud.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved both commendations.

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

Voting No:

Abstaining:

Absent: Laura Smith

2015 Audit Presentation – Maillie LP

Mr. Ed Furman from Maillie LP, the Township’s appointed auditor, presented and reviewed the Township’s financial audit for the year 2015. The audit was completed in accordance with the Pennsylvania Second Class Township Code. Mr. Furman summarized that the Township’s overall financial trends were good with solid balance sheets and that the pensions are well funded.

Chairman Wilson thanked Finance Director Maureen Doyle and her staff for a great job with the audit findings and commented to keep up the good work.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the 2015 Township Financial Audit was accepted.

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

Voting No:

Abstaining:

Absent: Laura Smith

Opening Comments

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

Chairman Wilson made the following announcements:

- On Sunday July 10th at 8:00 pm, the “Minion Movie” will be shown at Fischer’s Park. The movies are free to all, including free popcorn and drinks. Candy will be sold.
- On Thursday July 14th at 7:00 pm, Philly’s Piano Man - the live Billy Joel experience will perform at Fischer’s Park. This band has opened for Billy Joel twice at the Wachovia Center. The concerts are free to the public. Food sales will be announced.
- The 2016 Tax and Sewer Rental Bills must be paid by June 30, 2016 to avoid a 10 percent penalty, which will be added to the amount due.
- The Township will be hosting an electronics Recycling Day, August 20th from 9 am to 12 noon, with a location to be determined. This is a follow-up to the multi-township event, hosted by Lower Salford on June 4th, where many residents were turned away due to an overwhelming turnout and large volume of recycling drop-offs.

Public Comments

None

Approval of Minutes

May 25, 2016 - (Tabled from June 8th meeting)

Supervisor Mosesso reminded the Board he had some concerns about the minutes as originally drafted. He noted that the minutes included only one small paragraph regarding his prepared statement that he read at the May 25th meeting. He again requested the full statement be reflected in these minutes.

Chairman Wilson replied the minutes are a summary and a record of the official action of the Board, not a transcript. Supervisor Mosesso continued that the statement is relevant as an answer to the Board's censure action against him and that in the past it was a practice to include important documents within the minutes.

Supervisor Mosesso also noted that each Board vote, after the approval of the May 11th meeting minutes, indicated the following notation, "Supervisor Mosesso had left the dais at 7:53 pm and sat in the audience for the remainder of the meeting. He did not participate in any voting action or discussion beyond the approval of minutes." He found this unnecessarily repeated throughout the remainder of these minutes. The other Board members agreed to remove the repeated notation for every voting action referenced in the May 25 minutes.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved the May 25th minutes with the removed notation.

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

Voting No: David Mosesso

Abstaining:

Absent: Laura Smith

June 8, 2016

Supervisor Mosesso asserted his desire to have the minutes electronically recorded and transcribed. He continued to describe his frustration with the technology assessment and innovation committee, who the Board recommended to review possible technology that would serve the purpose of recording and transcribing meeting minutes. He suggested that since they have not been able to assemble, it may be time to disband the committee and start a new one. He recommended that a consultant evaluate what options are available for recording and transcribing the minutes. Chairman Wilson asked the other board members if there was any other interest in having a technology consultant evaluate possible options for the recording and transcribing of the meeting minutes. There was no other Board interest.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved the June 8th minutes.

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

Voting No: David Mosesso

Abstaining:

Absent: Laura Smith

Zoning, Subdivision & Land Development

ZHB 2016-03 / 1780 Sumneytown Pike (Royal Farms Store)

The applicant, Royal Farms, is seeking relief in the form of several variances related to required setbacks and sign requirements for a proposed convenience store with gasoline sales located at 1780 Sumneytown Pike.

Christen Pionzio, attorney with Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., representing the applicant, began her presentation with an apology to the Board in reference to the Township's sensitivity with signage in the Overlay District in reference to a previous zoning draft. Ms Pionzio continued reviewing the various variances requested and presented depictions of various signage and design plans for the proposed Royal Farms site.

Supervisor Mosesso asked for clarification regarding the store's marketing verbiage of "fresh kitchen". Ms. Pionzio explained the food services are made on-site and can be consumed on-site. Matt DiGiulio, representative of Royal Farms, expounded on their menu concept and brand identification, adding there will be a hired chef on site preparing fresh, fast casual options.

Supervisor Mosesso asked if there were other municipalities that challenged their word choice of the prepared foods they offer. Mr. Julio replied they did not have issues elsewhere. Supervisor Mosesso inquired about more details regarding the seating arrangement within and outside the convenience store.

It was the consensus of the Board not to send the Township Solicitor to the Zoning Hearing Meeting for application "ZHB 2016-03 / 1780 Sumneytown Pike (Royal Farms Store)," based on the reduction in the relief requested.

AVE Sign Application

Korman Communities acquired the apartment complex located on Towamencin Avenue in 2014. They came before the Board indicating they planned to change the identification signs, placed by the previous owner. Korman Communities has had temporary signs up for the past year on approval from the Board and has now submitted a permanent sign package application.

As the facility was approved and constructed under the auspices of the Village Overlay District, the Land Use Design Manual provides for the Board's discretion to approve any signage, which they believe acts to "further the purpose and intent of the Overlay District."

Paul Defruscio, Vice President - Asset for AVE by Korman Communities, provided a brief presentation with depictions of their proposed permanent sign package and placement, which included wall-mounted logo signs, as well as, monuments signs with landscaping additions. Mr.

Defruscio explained there is no front entrance identification making this challenging to some of their residents.

Chairman Wilson asked how the signs will be lit. Mr. Defruscio replied the monument signs would be illuminated internally with LED fixtures, while the wall-mounted signs will not be illuminated. Chairman Wilson commented the signs were done tastefully.

Resident Joe Silverman inquired as to the significance of the brand name “AVE” and he had comments about the AVE logo’s 90 degree counter-clockwise design. Mr. Defruscio explained AVE is one of Korman Communities’ three brands. AVE is their multi-family division, offering unfurnished and furnished apartments.

On a motion by Supervisor Mosesso, seconded by Supervisor Sinz, the Board agreed to direct Township staff to prepare a resolution for approval at a future meeting.

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

Voting No:

Abstaining:

Absent: Laura Smith

Authorization to Advertise Zoning Code Amendment - Entertainment Lifestyle Overlay Ordinance

Philadelphia Suburban Development Corporation proposes to create a new Overlay District that includes approximately 52 acres, bounded by Allentown Road to the north, Forty Foot Road to the east, Tomlinson Road to the south and the R-175 Residential District to the west. The current zoning is SC – Shopping Center, C – Commercial and LI – Limited Industrial.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board authorized scheduling a public hearing and to advertise the ordinance for adoption consideration at a future meeting.

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

Voting No:

Abstaining:

Absent: Laura Smith

Authorization to Advertise Zoning Map Amendment – Entertainment Lifestyle Overlay Ordinance

The establishment of the new Entertainment Lifestyle Overlay District would require amending the current Township Zoning Map, which reflect these changes.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board authorized scheduling a public hearing and to advertise the proposed zoning map amendment for adoption consideration at a future meeting.

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

Voting No:

Abstaining:

Absent: Laura Smith

Proposed Notice Postings - Entertainment Lifestyle Overlay District

The Pennsylvania Municipalities Planning Code directs that if a proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted by the municipality at points deemed sufficient by the municipality, along the tract, to notify potentially interested citizens. The affected tract or area shall be posted at least one week prior to the date of the hearing.

Solicitor Dooley briefly explained the posting requirement, which would be around the perimeter of the proposed map change boundaries.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved the recommended posting sites for the proposed Zoning Map amendment.

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

Voting No:

Abstaining:

Absent: Laura Smith

Old Business

None

New Business

Warrant List

The warrant list was presented for approval.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved the warrant list in the amount of \$1,264,046.04.

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

Voting No:

Abstaining:

Absent: Laura Smith

Resolution 16-30: Multimodal Transportation Fund Application - Widening of Forty Foot Road

PennDOT is currently accepting applications for the Multimodal Transportation Fund through July 31, 2016. The Township may wish to consider the submission of a grant application through this program in order to design and construct a slight widening of Forty Foot Road, near its intersection with Tomlinson and Heebner Roads. Forty Foot Road has two lanes of travel in both directions from Sumneytown Pike to the Hatfield Pointe Shopping Center, with the exception of this short section resulting in a “choke point” that causes traffic conflicts. A local funding match, in an amount not less than 30 percent of the award amount, is required. This contribution

will be provided by the developers (PSDC and Lidl) of the Towamencin Shopping Center. The multimodal applications are expected to be considered at the CFA board meeting in November 2016.

Stephanie Butler, Senior Project Manager of McMahon Associates, explained the application process and requirements. She presented the drafted plans illustrating the widening of Forty Foot Road at the noted intersection, which include an additional traffic signal. She explained the project's goal is to provide a consistent five-lane stretch from Sumneytown Pike to Welsh Road, Hatfield Township. The overall project cost is estimated to be approximately \$2.6 million.

The permitting, engineering and PennDot approval process will take approximately 12 to 18 months, while the road work construction itself was estimated to be about the span of a summer.

Several owners from Newbury Way and Forty Foot Road were represented in the audience. They expressed concerns about the current traffic problems, i.e. drag-racing and volume of traffic, as well as, the anticipated effects of this proposed project. The issues voiced were: perceived increases in traffic and associated noise from tractor trailers' brake retarders (with an additional traffic signal), increased pollution, fears of lower property values and ingress and egress into their community and/or driveways.

Supervisor Littley asked if this intersection will be synchronized with the other lights on the road. Ms. Butler replied this light would be required to be part of current traffic signal loop system and will be synchronized with the other signals in the area.

Supervisor Mosesso asked if there would be a change to the speed limit. Ms. Butler replied she saw no reason to change the limit and did not know of any plans to change the speed limit.

Resident Joe Silverman said he found the proximity of the proposed added traffic signal counterproductive in the context of the number of lights along Forty Foot Road and the proximity of the closest signals to this proposed signal. He continued he felt the light is more for the benefit of the shopping center developer, than for the Newbury Way residents. He also questioned the functionality of the current traffic signal loop system and felt certain intersections along Forty Foot Rd (Quarry/Detwiler) are not properly synchronized.

Ms. Butler further explained the proposed light would only cycle when traffic approached from either side of Forty Foot Road during overnight hours, as some residents were concerned about loud truck traffic stopping continuously through the night. This light should assist Newbury Way residents with making left-hand turns on to Forty Foot Road.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved Resolution 16-30, Multimodal Transportation Fund Application - Widening of Forty Foot Road.

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

Voting No:

Abstaining:

Absent: Laura Smith

Request for Fire Police Support – Skippack Township 4th of July Parade

Skippack Township has requested support from area Fire Police to assist with crowd and traffic control at their 4th of July parade.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved Skippack Township’s request for Fire Police Support for their Fourth of July Parade.

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

Finance Committee 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, June 21st. Supervisor Littley reviewed the report, which included the following discussion and action items: monthly financial reports, 2000 Series DelVal loan rate, TYA quarterly capital, Keystone Municipal Services, energy consulting services proposal update, Hanks House update, special events ordinance and permit fee, Carriage House pavilion repairs quote and police canine unit.

Energy Consulting Services Proposal - Update

The Committee continued the discussion concerning the ongoing HVAC issues and the need for a consultant specializing in HVAC systems to recommend next steps. The Committee reviewed a proposal from Practical Energy Solutions to provide an energy assessment and implementation plan at a cost of \$6,800.

The Finance Committee would like to compile a list of repairs and improvements needed throughout the municipal complex and then determine how best to accomplish them. The assessment of the HVAC system is the first step to determining the funds needed to “replace or repair” the existing systems.

On a motion by Supervisor Sinz, seconded by Supervisor Mosesso, the Board accepted the proposal for an Energy Assessment and Implementation Plan of the Township’s HVAC systems by Practical Energy Solutions for \$6,800.

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

Carriage House Pavilion Repairs Quote

The Committee reviewed a proposal from Borowski Home Improvements, Inc. to replace the shingle roof and fascia, in addition to replacing any posts and rafters as needed.

On a motion by Supervisor Sinz, seconded by Supervisor Littley, the Board accepted the Carriage House pavilion repairs proposal by Borowski Home Improvements, Inc. for an amount not to exceed \$10,643.

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

Voting No:

Abstaining:

Absent: Laura Smith

Conversion to Fixed /2000 Series DelVal Loan

As noted in the Finance Report, the Township's Financial Advisors from the PFM Group reviewed various options to fix the rates of interest on any or all of the three outstanding variable rate DelVal Loans. All of the options yielded fixed rates below the current variable rates. The Board was asked to consider approval of proposed Resolution 16-30 to fix the interest rate on the 2000 Series DelVal Loan to maturity. This item was tabled as the rates had increased the day of the meeting. Township staff will monitor the rates in anticipation of adjusting the rate of the 2000 Series Notes in the near future.

Resolution 16-31: Increase PLGIT Procurement Card Limit

As noted in the Finance Report, the Committee reviewed a request to increase the monthly limit of the Finance Department Procurement Card from \$30,000 to \$50,000. The Finance Department maximizes vendor payments through ACH, Wires and the PLGIT Procurement Card and has greatly reduced check printing and mailing. All payments are approved first by the Board of Supervisors on the monthly warrant list.

Supervisor Mosesso asked what precipitated the increase request and who has access to the card. Chairman Wilson replied that there are more vendors willing to accept online payments for various transactions, which provides convenience, increased rebates at the end of the year and saves the Township in postage. He added the Finance Department staff has access to this card.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved Resolution 16-31, which will increase the PLGIT procurement card limit to \$50,000.

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

Voting No:

Abstaining:

Absent: Laura Smith

Resolution 16-32: Acceptance of Green Light Go Grant

The Township has been awarded a competitive grant in the amount of \$52,127, through the Pennsylvania "Green Light Go" program. The Township will combine the grant with a 50 percent local match, using the funds acquired and dedicated to the Allentown Road and Derstine Road/Fretz Road intersection by a previous land development. The scope of work includes traffic signal upgrades at the intersection traffic signal - one of the oldest in the Township, which was

installed in 1992 and has not seen any major upgrades. The signal has experienced loop detection failures that require the signal to cycle to the side streets even if there are no vehicles there. There are also no provisions for this signal to operate during a power outage. The improvements will modernize this signal installation, provide for more efficient operations and improve safety.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved Resolution 16-32, Acceptance of Green Light Go Grant.

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

Voting No:

Abstaining:

Absent: Laura Smith

Resolution 16-33: Approve Lease Agreement - First Capital Equipment Leasing Corp.

At the meeting on March 23rd, the Board approved moving forward with the lease purchase of various vehicles and equipment on the 2016 Capital List. Resolution 16-33 approves an agreement for tax-exempt financing in the amount of \$601,824.54 through First Capital Equipment Leasing Corporation at a rate of 2.466 percent.

Supervisor Mosesso questioned why a 2002 Public Works trucks was being replaced instead of repaired. Chairman Wilson responded that the truck's condition had been discussed prior and that it had heavy wear and tear, with significant rusting. The truck was used for snow plowing and salt-spreading.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved Resolution 16-33, approving the lease agreement with First Capital Equipment Leasing Corporation.

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

Voting No:

Abstaining:

Absent: Laura Smith

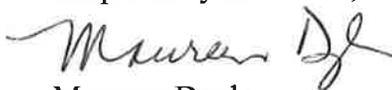
Consideration of Appointments to Committees

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board appointed Douglas Sullivan to the following committees:

- Environmental Advisory Council with a term expiring December 31, 2016
- Open Space and Parks Advisory Committee with a term expiring December 31, 2018.

There being no additional business, the meeting adjourned at 9:39 PM.

Respectfully submitted,



Maureen Doyle
Finance Director