

**Towamencin Township
Board of Supervisors
Monthly Meeting
September 25, 2024
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Joyce F. Snyder, Secretary
Kristin Warner, Treasurer
Kofi Osei, Asst. Treasurer/Asst. Secretary

Staff:

David G. Kraynik, Township Manager
Robert J. Iannozi, Jr., Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Director
Timothy Troxel, Chief of Police

Absent:

Laura Smith, Vice Chair

Chairman Wilson called the meeting to order at 7:00 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This Board meeting is provided live via Zoom for residents unable to attend in person but wish to view and hear the meeting remotely. Public comments submitted by 4:30 pm this afternoon will be read at the start of the meeting, followed by public comments from those present. Reminder: when prompted for questions, please come up to a microphone as Zoom does not pick up voices from the audience.
- Fischer's Park restrooms will be closed for scheduled maintenance to the associated pump station. The maintenance schedule will be from September 25 to October 4. Temporary restrooms will be provided for park guests.
- Comprehensive Plan Update – The next public meeting for the Comprehensive Plan Update was rescheduled to November 21st. There is no meeting for tomorrow September 26th.
- Join us on October 19th for an evening under the stars for a Movie in the Park and Pet Parade. The event kicks off at 6PM, beginning with the Pet Parade and the movie will start around 6:30. This is a free event. For more information visit our Facebook events page or website.
- The Police Department will hold their annual Trunk or Treat event on Saturday, October 26, from 5-7PM at North Penn High School's parking lot. This is a fun event for the entire family.

Emailed Public Comments:

Resident Tina Gallagher commented that she spoke with an aide from Senator Pennycuick's office and discussed speed reduction on Forty Foot Road, referencing crashes, fatalities, injuries and near misses. The aide advised that the Township could initiate the process. She asked if the Township is considering this option. She also asked how a resident uses the bocce courts at Fischer's Park and if equipment is available or must a person bring their own.

Chairman Wilson responded, at the last Board meeting, it was confirmed the Board was reviewing options. At the last Public Works Committee meeting, the Traffic Engineer was instructed to obtain speed statistics from the Police Chief and to initiate a conversation with PennDOT. Chairman Wilson added those who want to use the bocce courts must bring their own equipment.

In-Person Comments

Resident Joe Silverman referred to his comment made on August 28 regarding the streetlight at Reiff Road and Sumneytown Pike, and its subtle appearance. He asked if the Board had an opportunity to look at it, and again encouraged them to use this bulb type for other streetlights.

Resident Jamie Fisher thanked the Township for contacting Towamencin Youth Association (TYA) for her. She stated she had been attempting to resolve an issue since June citing the TYA Board was not responding timely, if at all, to her inquiries. Since Township staff reached out on her behalf, she received a response but noted the response still did not answer her question. She feels it is unfortunate that TYA is treating her this way, and wonders if it is being done to her is the same thing happening to others in the Township.

Resident Nick Hulik commented on the TYA program. He noted he is a TYA Board member and coach, with fond memories of his participation in the TYA program. He shared some concerns and asked for the Board's help. He does not feel TYA is living up to standards the community deserves and condemned the leadership of Jeff Baer. He claims TYA has an established code of conduct/policies which are not being followed and feels funds are being misappropriated, and TYA's president does not provide timely responses or any at all. He believes a 503c has a fiduciary responsibility to collect and spend money appropriately. He continued stating Mr. Baer is self-appointed director, and proper nominations or votes to appoint leadership or settle matters does not occur. He references the various TYA sports programs and opined on their operations. He concluded that he felt Ms. Fisher's matter has been handled inappropriately and unprofessionally.

Chairman Wilson responded that TYA is a separate organization and TYA matters must be handled through TYA, not the Board of Supervisors; adding the Township will not get involved.

Philip Gazan (Upper Gwynedd resident) commented he is on the TYA Board of Directors. He then read an email dated September 17, from Colleen Ehrle, Director of Administration, to Chad Shaw TYA Executive Director, which summarized Ms. Fischer's visit to the Township to share concerns about her son being removed from the TYA program in June and her continued efforts to determine how her son may be reinstated into the program. The email further explained Ms. Fisher was advised the Township does not intervene in TYA matters but agreed to send an email in hopes of helping to facilitate a response from TYA. Mr. Gazan confirmed Mr. Shaw provided a response to the referenced email. Lastly, he noted the TYA Board of Directors is made up of volunteers and they do their best to address concerns brought to their attention.

Resident Doug Kile commented he is a TYA Board member, and commented no organization is perfect especially when made up of volunteers but described the disparaging of Jeff Baer and to

claim funds are being mismanaged is reckless. He agreed there are things that need to occur to be in line with the TYA code of conduct, and those things are being discussed at TYA's next baseball meeting and at the Board level. He stated some people are not happy with change, but TYA has been around for 50 years and continues to move in the right direction.

Approval of Minutes

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved the September 11th meeting minutes.

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

Zoning, Subdivision and Land Development

PSDC Shopping Center Update

Mark Nicoletti, President of Philadelphia Suburban Development Corporation (PSDC) provided an update on the shopping center located at Allentown and Forty Foot Roads. Mr. Nicoletti noted Chipotle is progressing quickly and it will open in early fall. He noted the deal with Harbor Freight continues to move in the right direction, with building permits to be submitted next month. He announced zoning will be submitted next month for the proposed Target and Whole Foods. He thanked Township staff and consultants on their diligent efforts in processing submissions for this project, as well as, with the Main Street project.

Mr. Nicoletti offered an updated on Main Street noting that he will be presenting plans at the next Planning Commission meeting on October 7 and encouraged residents to attend. He added PSDC will also be presenting plans for Town Square at an October Board meeting.

Supervisor Warner asked if there was any update for the proposed Wawa at Forty Foot Road and Sumneytown Pike. Solicitor Iannozzi commented Wawa is in a holding pattern due to an issue with a parcel transfer. He was happy to report all associated land development has been prepared and executed. During a recent meeting with the Township, it was noted that contact was made with Wawa about ensuring the security of the property while awaiting construction. He also confirmed Wawa will be before the Zoning Hearing Board in October.

Supervisor Warner asked if the Township has done everything, they need to keep the project moving forward. Solicitor Robert Iannozzi confirmed that was the case.

Chairman Wilson asked the Solicitor to confirm how long ago the Township approvals were completed. Solicitor Iannozzi confirmed the project predates his tenure as well as some Board members, and that there was a prior litigation matter, but believes it to be 2017.

Consider Acceptance of Dedication of Right-of-Way – CFC Towamencin Properties LLC Subdivision (SLD 835)

At the Board's May 22 meeting, Preliminary and Final Land Development Subdivision Plan resolutions were approved, where one parcel was subdivided into three existing residential properties - 625, 645 and 675 Reinert Road. The approval of the subdivision plan included dedication of additional road right-of-way. Legal descriptions have been drafted for said dedication.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved acceptance of Dedication of Right-of-Way – CFC Towamencin Properties LLC Subdivision.

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

Old Business

None

New Business

Warrant List

The August Warrant list in the amount of \$2,222,265.36 was presented for approval. On a motion by the Board of Supervisor, the Board approved the warrant list in the amount of \$2,222,265.36.

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

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 19, David Kraynik, Township Manager, provided the Committee's report, summarizing the following topics:

- Weikel Road Project
- Central Drive Storm Sewer Repairs
- 2024 Road Paving & ADA Ramp Project
- Repairs to Pedestrian Bridge over Forty Foot Road
- Green Lane Park Soccer Fields
- Welsh/Orvilla Road Intersection Improvement Project
- Forty Foot Road/Newbury Way/PSDC Traffic Signal
- SR1001 (Allentown Road) PennDOT Safety Improvements
- Comprehensive Plan
- MS4 Permit Requirements

- Township Pool – 2024 Season
- Butch Clemens Park Pickleball Courts Concept Plan
- Streetlight at Susan Drive and Keeler Road
- Fischer’s Park Pump Station Repairs
- Restricting Truck Traffic on Old Forty Foot Road
- Traffic Impact Fee Study
- Speeding Concerns – Traffic Calming
- Grant Updates
- Green Lane & Liberty Bell – Stop Sign Request
- Fischer’s Park Bull Pen Roof Replacement
- Montgomery County Bridge Projects
- Poor Condition of Kriebel Road
- Green-Light-Go Grant
- Clemens Smell Issues
- Electrical Work at Fischer’s Park for Christmas Lights
- Pool Record Board for Swim Team

Finance Committee Report

The Township Finance Committee meets monthly to monitor economic indicators and the pulse of the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on September 18. Supervisor Warner provided the Committee's report, summarizing the following topics:

- August 2024 Financials
- Capital Budget Update
- Online Payment Transition
- Review 2025 minimum Municipal Obligation (MMO) Projections
- Sewer Charges – Usage Rate vs. Flat Rate
- Capital Plan Updates 2024
- Professional Services Expenditures – Sewer Sale
- Annual Septic Pumping Fee – Periodic Inspections

Resolution 24-23: Minimum Obligation Police Pension Plan

The required municipal contribution, referred to as 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 2025 MMO for the Police Pension Fund is **\$410,737**.

Previous Years	2021	\$725,298	2022	\$667,527	2023	\$698,300	2024	\$380,044
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Resolution 24-24: Minimum 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 2025 MMO for the Non-Uniform Employees Defined Benefit Pension Fund is \$93,796. Because the Defined Benefit Plan is not available to new hires, this plan’s MMO will decrease over time.

Previous Years	2021	\$244,526	2022	\$199,008	2023	\$181,777	2024	\$98,040
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Resolution 24-25: Minimum Obligation Non-Uniform Employee Money Purchase Plan

In 2014, the Board implemented an ordinance establishing an Employee Money Purchase Pension Plan for new nonuniformed employees hired after adoption. This change transition to this plan has aided in controlling escalating costs for funding future pensions compared to a defined benefit pension. The 2025 MMO for the Non-Uniform Employee Money Purchase Plan is \$55,835.

Previous Years	2021	\$19,996	2022	\$24,185	2023	\$34,715	2024	\$50,085
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On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the three Minimum Obligation (MMO) Resolutions:

- Resolution 24-23: Minimum Obligation Police Pension Plan
- Resolution 24-24: Minimum Obligation Non-Uniform Pension Plan
- Resolution 24-25: Minimum Obligation Non-Uniform – Employee Money Purchase Pension Plan

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

Consider Adoption: Ordinance 24-06 Repealing the Sewer Sale Ordinances 22-04 & 23-03

On September 11, 2024, the Board unanimously voted to terminate the Asset Purchase Agreement with Pennsylvania American Water Company. It is necessary to repeal Sewer Sale Authorizing Ordinances 22-04 and 23-03, with the consent of the Towamencin Municipal Authority and Pennsylvania American Water Company. Ordinance 24-06 will repeal both authorizing ordinances in their entirety.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved Adoption of Ordinance 24-06 Repealing the Sewer Sale Ordinances 22-04 and 23-03.

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

Police Department Request – Training with Overnight Travel

Chief Troxel is requesting approval for Sergeants Wiechec and Wood and Officer Check to attend the PA State Police Crash Reconstruction Seminar from September 29 – October 3 in Mount Pocono, Pennsylvania. The training program is held annually for updates and refresher training for accident reconstructionist. These officers are the department's certified accident reconstructors and are members of the North Penn Regional Crash Team. This expense is covered by the Department's training budget.

Supervisor Osei asked if this training is taken every year. Chief Troxel confirmed the conference is offered every year, and the Department attempts to rotate staff for attendance. He noted this training is the highest level of training for investigations.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Police Department Request – Training with Overnight Travel.

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

Additional Business

Supervisor Osei reiterated his traffic safety concerns on Forty Foot Road. He expressed frustration with the timing of PennDOT safety requests. He feels the Township should consider taking control of sections of Forty Foot Road with the future 309 Connector in mind. Adding, this is something to keep in mind especially with the proposed PSDC development plans for Main Street and Town Center. He feels there is an opportunity for a more complete vision of safety on Forty Foot Road.

There being no additional business, the meeting was adjourned at 7:43 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration