

**Towamencin Township
Board of Supervisors
Monthly Meeting
November 13, 2024
7:00 PM**

Present:

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

Staff:

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

Absent:

Chairman Wilson called the meeting to order at 7:05 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- Prior to this meeting, the Board met in an executive session to review a matter of potential litigation and a personnel matter.
- 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.
- Towamencin Township is hosting our annual Holiday Lights Festival on Friday and Saturday, December 6th and 7th, from 4:30 to 8:30 pm at Fischer's Park. Take a stroll through Towamencin's winter wonderland of lights and holiday cheer.
- Towamencin Volunteer Fire Company Ladies Auxiliary is hosting pictures with Santa on Saturday, December 7 from 10 AM – 1 PM. Bring your camera and take pictures with Santa.
- The Board's next meeting will be held Tuesday, November 26, not Wednesday, due to the Thanksgiving holiday.

Public Comments

Resident Tina Gallagher - **comment originally submitted for the 10/24/24 meeting and due to technical issues did not make the submission deadline* - commented the Township has made road improvement, especially for those with high accident rates. She said she was almost hit on Forty Foot Road, the area where a Township officer was hit. She asked how improvement considerations are studied and who pays for the improvements. She questioned jurisdiction of responsibility and if the Township could make speed reductions on their own.

The Supervisors noted that all of Ms. Gallaghers concerns were addressed at the previous Board of Supervisors meeting.

In-Person Comments

Resident John Dulcey voiced his concerns about a new streetlight at Susan Drive and Keeler Road, having previously addressed the Board. He feels one of the two lights installed was placed in the wrong location, and he would like to see the light moved. He noted the Public Works Department recently adjusted the light slightly. He emphasized the light needs to be moved to the corner pole to properly illuminate the intersection. He would like the Supervisors to consider moving the light to the corner or adding an additional pole. He also advocated a crosswalk be added to this corner.

Chairman Wilson noted after Mr. Dulcey's initial comment, he evaluated the area and agreed that the placement of the light needed to be adjusted. Public Works was instructed to move the light to a 45-degree angle and for whatever reason was not. He noted it would be reviewed at the next Public Works meeting. Supervisor Warner added the Board was informed that adding a light to the corner pole was not feasible due to existing equipment on the pole. Supervisor Snyder commented that adding an additional pole is extremely costly, and the Board is doing the best they can to serve public safety while keeping an eye on the bottom line. The Board agreed to revisit the matter.

Approval of Minutes

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved the October 16th Budget Work Session minutes.

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

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved the October 23rd meeting minutes.

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

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved the October 30th Budget Work Session minutes.

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

Zoning, Subdivision and Land Development

Conditional Use Decision and Order: Mattress Warehouse

Philadelphia Suburban Development Corporation (PSDC) submitted a Conditional Use application for amended signage for the Mattress Warehouse location, along Forty Foot Road. On October 23, the Board approved the Conditional Use order application and directed the Solicitor to prepare the decision and order. The Solicitor read the order.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the Conditional Use Decision and Order for Mattress Warehouse.

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

North Penn School District Presentation: High School Property Site Improvements

North Penn School District (NPSD) representatives presented a brief overview of their plans for the transportation facility, specifying nonconforming features and overall site improvements. District representatives included: Solicitor Dr. Nicholson, Superintendent Dr. Todd Bauer, and District Engineer Barry Stingle. Dr. Bauer offered a quick overview noting the School District was not seeking any action but collaborating with the Township on their development. Mr. Stingle offered an overview of changes from the last presentation. The Board had no questions and noted the plan looks great.

Resident Craig Brown thanked NPSD for engaging the public in the proposed site improvements. He asked if the NPSD intends to include evergreen buffers between the proposed transportation center and adjacent properties. Dr. Bauer confirmed evergreens will be incorporated.

Peter Simone, planning consultant, noted during the connectivity study, it was suggested that a pedestrian crosswalk with a rapid flashing beacon be considered at Bridle Path Drive, suggesting this may be a good opportunity for the Township and District to partner to get that improvement completed.

Consider Authorization to Advertise: 2060 Detwiler Road – Senior Daycare Conditional Use Hearing (#CU 2024-03)

The Township has received a new Conditional Use application for a senior daycare center located at 2060 Detwiler Road. Minimal site improvements would be proposed. The use is permitted by Conditional Use approval within the Limited Industrial Zoning District. Bill Dion, Esq., representing the applicant, provided an overview of the proposed use and requested approval for a future Conditional Use hearing. The future operators of the facility, Mr. and Mrs. Patel, were present to answer questions proposed by the Board.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board authorized advertising a future Conditional Use Hearing for a senior daycare facility at 2060 Detwiler Road.

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

Consider Approval of Certificate of Completion #1 – Delp Drive Industrial Building

The associated land development located at 1600 Delp Drive included site improvements and construction of an industrial warehouse. The site development began during mid-2024. The Township Engineer has confirmed that certain site improvements for development have been satisfactorily completed. A first escrow release, in the amount of \$3,579,104.75, has been prepared and it is recommended that the escrow be released by the Township.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board approved the Certificate of Completion #1 – Delp Drive Industrial Building.

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

Old Business

None

New Business

Comprehensive Plan Update – Review Preliminary Recommendations

Simone Collins Landscape Architecture, the consultant tasked with updating the Township's Comprehensive Plan, has prepared preliminary recommendations for the Board's review based on feedback from various stakeholders, and data resulting from a Towamencin fiscal impact analysis, performed by 4ward Planning. Peter Simone presented the recommendations, with key highlights of protecting the environment, walkability/connectivity, improved parks, more open space, better dining and entertainment options, public safety, access to medical services, road improvements, diverse housing opportunities, and balancing taxes and services. In addition, 4ward Planning's

fiscal impact analysis indicated a positive income flow for the Township after proposed development has settled. Mr. Simone stressed flexibility in zoning and code ordinances.

A brief conversation was had regarding community growth, including density and housing variations; the Board's opinions varied on what they would like to see in the community.

Consider Authorization to Award Contract: Grist Mill Park Improvements Phase 1

In late September, bids were released for the Grist Mill Park Improvements Phase 1. The bid project includes installation of park amenities, fencing, ADA parking, excavation and site preparation, drainage under the playground, stormwater management and pathways. The playground equipment, poured-in place safety surface, and two benches will be done under COSTARS agreement and is not part of this bid. The bid included 5 add alternates:

- Add Alternate 1 - installation of two concrete cornhole goals and pads
- Add Alternate 2 - planting 5 extra trees
- Add Alternate 3 - installation of basketball court
- Add Alternate 4 - installation of pavilion on a concrete pad with electric service
- Add Alternate 5 - installation of concrete plaza, including a ping pong table, two gaming tables, and asphalt pathway along the south side of the playground

The Township was awarded a \$250,000 DCNR grant and a \$175,000 LSA grant to help fund this project. 15 bid submissions were received. Low bidder, LB/DB Construction's submission, with all add alternatives, is recommended for a total \$452,100, along with the COSTARS purchased equipment/materials component of \$334,921, provided by General Recreation, Inc. The project's total is \$787,021.00. Peter Simone, the project consultant, reviewed the project.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board authorized awarding the contract(s) to LB/DB Construction and General Recreation, Inc.

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

Consider Appointment of Emergency Management Coordinator

The Board must appoint a new Emergency Management Coordinator due to the recent resignation of Dan Littley, Jr., who has served in this role for several years. To become the Emergency Management Coordinator, an application must be submitted to the Montgomery County Department of Public Safety for review. It is then forwarded to the PEMA Eastern Area Office for processing, with an official appointment by the Governor. William Oettinger, who was appointed this year as Fire Marshal, has extensive experience in zoning, codes, and emergency management. The Township Manager recommends appointing Bill, as the Township's Emergency Management Coordinator.

The Board thanked Dan Littley for his many years of service.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board appointed William Oettinger as Emergency Management Coordinator.

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

Consider Authorizing Solicitor to Draft Mutual Aid Agreement with Towamencin Fire Company

In cooperation with the Towamencin Volunteer Fire Company (TVFC), the Township is developing a policy allowing full-time Public Works employees, who are certified firefighters, to respond to certain emergency fire calls during working hours. An annual stipend of \$3,000 would be offered to all qualified employees who participate in the program. These employees would be covered under the Township's workers' compensation insurance. Public Works staff would adhere to the Fire Company's policies and procedures while operating under their direction. The Township recognizes that TVFC is a volunteer organization and has staffing challenges during daytime hours. Towamencin Township is committed to providing the best possible fire protection for the community.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board authorized the Solicitor to Draft a Mutual Aid Agreement with Towamencin Fire Company.

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

Consider Letter of Support for a VMSC Emergency Medical Service Grant Application

VMSC has requested our support with their efforts to prepare a Local Share Account grant submission for a VMSC project to replace old cardiac monitor (Lifepak) technology for their ambulance units. Upper Gwynedd Township has agreed to partner with VMSC as the applicant and VMSC is seeking letters of support from each of the other additional North Penn municipalities that are served by VMSC and will benefit from a grant award for this lifesaving medical equipment.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board approved a letter of support for a VMSC Emergency Medical Service Grant Application.

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

Consider Acceptance of 2024-2025 Rock Salt Consortium Contract

The Montgomery County Consortium of Communities (MCCC) authorized the bid process for the 2024-2025 Rock Salt Contract, soliciting bulk pricing for salt to be used by various County municipalities and school districts. The rock salt contract was awarded to Riverside Construction Materials, Inc., in the amount of \$62.60 per ton, on behalf of each municipality that make up the Consortium.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board accepted the approved 2024-2025 Rock Salt Consortium Contract.

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

Resolution 24-26: Local Share Account Grant (Central Drive Storm Sewer)

At our October 23 meeting, the Board approved a proposal by the Township Engineer to prepare grant submissions to the Statewide Local Share Account Grant with a November 30th deadline. A resolution is required for the Central Drive Storm Sewer Project submission, where the Township is seeking funding for \$1,000,000, and will designate the Township Manager and Finance Director as the authorized officials to execute associated grant documents.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved Resolution 24-26, Local Share Account Grant (Central Drive Storm Sewer).

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

Resolution 24-27: Local Share Account Grant (Municipal Complex Improvements)

Similar to the previous item, the Board approved a proposal by the Township Engineer to prepare grant submissions to the Local Share Account Grant. A resolution is required for the Municipal Complex Improvements project submission, where the Township is seeking funding for \$1,000,000, and will designate the Township Manager and Finance Director as the authorized officials to execute associated grant documents.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved Resolution 24-27, Local Share Account Grant (Municipal Complex Improvements).

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

2025 Budget Presentation

Township Manager David Kraynik and Finance Director Eric Reinbott held meetings with department heads, related agencies and committee chairs to review their proposed budgets. Four budget work sessions were held in October and November, where each department/entity/committee presented their budget projections for the upcoming year. Mr. Kraynik offered a 2024 year in review. They provided a summary of the proposed 2025 Budget that resulted from the budget work sessions.

Supervisor Osei reiterated his advocacy for a 2% tax increase. He feels it is important for long term project considerations such as traffic safety, connectivity and any other projects that may fall short of projected funds, as well as, planning for additional police officers. He cited a March 2023 PFM sewer sale analysis that indicated the need for significant tax increases if the system did not sell. He believes raising tax a few percentages each year is necessary to keep up with inflation.

Authorize Advertising to Adopt 2025 Budget

The Township's 2025 budget is ready for public inspection and adoption consideration will take place at the Board's December 11th meeting.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board authorized advertising the public inspection of the proposed 2025 Budget and its adoption consideration at their December 11th meeting.

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

Additional Business

There being no additional business, the meeting was adjourned at 8:52 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration