

**Towamencin Township
Board of Supervisors
Monthly Meeting
February 25, 2025
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Joyce F. Snyder, Secretary
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

Kristin Warner, Treasurer

Chairman Wilson called the meeting to order at 7:03 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. 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.
- The Montgomery County-Norristown Public Library staff will return tomorrow, February 26, at 11 am, to provide their next story time for preschoolers in the Meeting Hall classroom.
- Join our Special Events for a trip to beautiful Lancaster County on Thursday, March 13. Enjoy a Magic show and lunch at Magic & Wonder Theater. Visit our website for complete details.
- Towamencin's Draft Comprehensive Plan is available for public view and comment. Please visit our website to review the current plan. Residents are encouraged to participate in the public comment period, which closes on March 12.
- Our sponsorships are open to businesses, organizations and the public. No donation is too small and all are appreciated. For more information, contact our Special Events Coordinator, Katie Cleary.

Summarized Emailed Public Comments:

Resident Candi Roberts shared her disappointment and referenced ignorance shown by Kofi and his far-left supporters, including Joyce. She criticized Kofi's hypocritical outrage and his tendency to bait people into debates, allowing his supporters to mock and twist words. She believes the reaction to Laura's video continues the harassment faced by Laura, Rich, Chuck, and Kristen, with continued accusations against them. She took issue with Kofi making personal references to behavior issues linked to a mental disability on social media, suggesting he resign. She plans to change her party affiliation due to extremism with the local Democratic party. She urged the Board to focus on important issues, like addressing vacant shopping centers.

Resident Bryan Gaynor asked the Board to consider the proposal for Towamencin to join Bird Town. His daughter shared that her favorite bird is an owl. She added some birds are going extinct and asked the Board to help save them and their habitats.

Resident Tina Gallagher thanked Special Events Coordinator Katie Cleary and the Committee for adding new Community events. She's excited about the Township's involvement with Bird Town, sharing she has worked with Andrew Dolan on reducing the impact on Fischer's Park relating to pickleball, paving, and pesticide/herbicide use. She has participated in bird walks with the Valley Forge Audubon Society and values the importance of birds in maintaining healthy ecosystems. She then requested an update on the process to replace the vacant Supervisor seat.

Summarized In-Person Comments:

Resident Steve praised Mr. Kraynik for managing the February 4th Special Meeting, particularly with those exceeding their public comment time limits. He has followed the NOPE group since 2022 and had cordial conversations with some of its leaders about the sewer sale. But he is concerned the group has evolved into something more troubling. He condemned and speculated that Mr. Fusco's social media post referencing "he is part of a group you don't want to F with" could be linked to NOPE and warned it may lead to a repeat of the summer 2020 tensions. He stressed such statements should be taken seriously and questioned if Dan Bell, a potential Supervisor replacement, is involved with NOPE, given his association with Mr. Fusco. He called for Mr. Fusco to issue a statement regarding his inappropriate social media post, asserting that anyone connected with him is unfit to serve. He expressed concern over Supervisor Osei's behavior, including attempts to provoke a County Commissioner and expressions of hate toward the Township Solicitor, asking if Mr. Osei would apologize.

Resident Dan Bell introduced himself to the community, expressing pride in being a resident since 2016. He looks forward to getting to know his neighbors and emphasized that his goal is not to be part of a political agenda but to foster thoughtful discourse. He believes there are great opportunities for the Township and that the Board of Supervisors has an important, non-political responsibility. He shared his desire to address the needs and wants of all residents and build relationships with everyone, not just one specific group.

Supervisor Osei responded, he has expressed everything he needed to say directly to the solicitor and has no intention of apologizing for anything, as he does not like the Solicitor.

Approval of Minutes

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the February 4, 2025, Special meeting minutes.

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

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the February 12, 2025, meeting minutes.

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

Zoning, Subdivision and Land Development

WB Homes Presentation: Proposed Development - 1780 Kriebel Road

W.B. Homes, Inc. president Christopher Canavan made presentation to the Board on a proposed residential development located at 1780 Kriebel Road. He reviewed the proposed project and asked the Township to consider a zoning text amendment. The project would be to develop 36 single-family homes and create open space buffers in and around the development. He has proposed a text amendment for new use to create an R-14 Cluster Single Family -Detached Dwelling Use and add the use by-right in the Residential 175 District.

Mr. Canavan noted the purpose of the presentation was to introduce the plan and gauge interest in development. If the Board was supportive, Mr. Canavan asked that they consider referring the project to the Planning Commission for a future ordinance hearing.

Supervisor Osei commented he believes the project is a great idea and asked if they would be introducing additional townhomes in the center. Mr. Canavan said they are open to revisions. Supervisor Snyder also commended the plan. Supervisor Wilson commented he is fine with the project and it proceeding to the Planning Commission.

Consider Financial Security Replacement: 1600 Delp Drive Warehouse Project

The developer, High Street Logistics, is requesting a security replacement and release of its remaining former security, a cash escrow. High Street has secured a bond as a replacement security for the project. The bond has been reviewed by the Township Solicitor and his suggestions were incorporated. Additionally, security has been increased by 10% in accordance with Section 509.h of the PA Municipalities Planning Code. To facilitate the developer's request, two motions were considered: 1) a motion to approve the replacement of the former cash escrow with a site improvement performance bond in the amount of \$7,999,548.29; and (2) a motion to approve the release of the former cash escrow in the amount of \$7,272,316.63.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the replacement of the former cash escrow with a site improvement performance bond in the amount of \$7,999,548.29.

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

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the release of the former cash escrow in the amount of \$7,272,316.63.

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

Consider Waiver of Land Development – 2060 Detweiler Road (Siemens Loading Dock)

The applicant is proposing to add a loading dock to the rear of the building. The construction will involve relocating a parking island, light fixture, and fire hydrant, as well as the removal of two parking spaces. The applicant has requested a waiver of land development. The plan has been reviewed by Township consultants. Bill Dion, Esq. presented on behalf of the applicant.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board was agreeable to a waiver of land development and authorized drafting a resolution for the Siemens Loading Dock.

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

Consider Approval of Pillar Agreement – 1980 Sumneytown Pike

Towamencin Mennonite Church has replaced a sign with a digital message board. The previous sign is located within the ultimate right-of-way. The Township requires any signs located within the ultimate right-of-way to be acknowledged in an agreement approved by the Township.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the Pillar Agreement for the Towamencin Mennonite Church, located at 1980 Sumneytown Pike.

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

Consider Confirming North Penn School District’s Review Extension – Site Improvements

The North Penn School District has agreed to a 90-day review extension associated with their submission for high school renovations. The review deadline would have been March 2, 2025. The Board needs to confirm the 90-day review extension.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board confirmed the North Penn School District's 90-day review extension for high school renovations.

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

Old Business – None

New Business

Warrant List

The February Warrant list in the amount of \$9,043,319.63 was presented for approval. On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the warrant list.

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

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 February 20. Supervisor Snyder summarized the Committee's report, reviewing the following topics:

- Towamencin Day Transportation
- Weikel Road Project
- Central Drive Storm Sewer Repairs
- 2025 Road Paving & ADA Ramp Project
- 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
- Grist Mill Park Improvements
- Restricting Truck Traffic on Old Forty Foot Road
- Memorial Tree
- Speeding Concerns – Traffic Calming
- Bull Pen Roof Replacement
- Kindle Dr & Ambler Lane Storm Water Replacement
- Truck Brake Retarder Prohibition
- Tennis-Lukens Cemetery – Headstone Restoration
- Grant Updates

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 February 19. Supervisor Warner provided the Committee's report, summarizing the following topics:

- 2024 year-end Financials
- 2024 Audit
- January 2025 Financials
- Capital Lease-purchase Proposals

Bird Town, PA Presentation & Authorizing Resolution 25-14

Donna Hegge, Environmental Advisory Council member, and residents Andrew Dolan and Bruce Bailey, made a presentation on Bird Town PA, an initiative that the EAC has been working on that would support environmental conservation and increase community engagement. The presentation included: the Bird Town, PA mission, threats to bird populations, examples of Bird Town initiatives and 5 strategy areas, what benefits a Bird Town designation provides the municipality and birding statistics at Fischer's Park.

The representatives recommend that the Board pass a required resolution that would authorize them to complete actions necessary for Towamencin to participate as a 'Bird Town.'

Supervisor Osei referenced the one billion glass collisions in Philadelphia and asked what actions could be taken in the suburbs to help avoid collisions. Mr. Dolan responded there are stickers that can be placed on large windows and doors, and stressed feral cats are a threat.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved Resolution 25-14, Bird Town, PA.

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

Consider Authorization to Advertise Bid – Phase 2 Skippack Creek Interceptor Project

Last spring, the Board approved the Township's Sewer Engineer to provide engineering, design and permitting services for the Phase 2 Skippack Creek Interceptor (SCI) Replacement Project. The proposed work includes replacing approximately 1,200 linear feet of existing 18-inch diameter asbestos cement pipe, from where the Interceptor crosses under the PA Turnpike to where it crosses Wambold Road and an unnamed tributary of the Skippack Creek. In October, the Township was notified TMA was awarded \$400,000 by the Statewide Local Share Assessment Grant program to help fund this project. The bid for Phase 2 is now ready to be released for construction later this year.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board authorized advertising the bid for the Skippack Creek Interceptor Project, Phase 2.

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

Resolution 25-15: Montco 2040 Grant Application – Grist Mill Stormwater Basins Conversions

The Township plans to submit a Montco 2040 Grant application for grant funding to go towards the Grist Mill Storm Water Basin Conversions Project. The MS4 project will convert two stormwater basins to "dry extended detention basins," a best management practice. The project is being performed as part of a Multi-Municipal Pollution Reduction Plan to address the water quality within the Skippack Creek watershed, which is impaired for both nutrients and sediment. This resolution is required as part of the application submission outlining the Township's request for \$250,000, along with the Township's match commitment.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved Resolution 25-15, Montco 2040 Grant Application for the Grist Mill Stormwater Basins Conversion Project.

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

Resolution 25-16: MontCo 2040 Grant Application – Kriebel Road Trail Phase 3

The Township plans to submit a MontCo 2040 Grant application for grant funding to go towards Phase 3 of the Kriebel Road Trail Project. This resolution is required as part of the application submission outlining the Township's request for \$250,000 along with the Township's match commitment. The grant funding would be used to continue the Kriebel Road Trail for approximately 2000 feet, advancing to Fischer's Park. The grant applications are due March 3rd.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved Resolution 25-16, MontCo 2040 Grant Application for the Kriebel Road Trail Project, Phase 3.

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

Consider Proposal: Grant Application Services - Butch Clemens Pickleball Courts

At the request of staff, per the recommendation of the Open Space and Parks Advisory Committee, the Township Engineer submitted a proposal for grant application services for submissions to DCNR's Community Conservation Partnership Program and DCED's Greenways Trails and

Recreation Program for funding future pickleball courts at Butch Clemens Park. The concept plan includes 6 courts and a 32-space parking lot. A proposal was received by the Township Engineer for \$6,500 to complete both grant submissions. The DCNR Community Conservation Partnership Program funding request would be \$500,000, with a 50% match. While the DCED Greenways Trails and Recreation Program funding request would be \$250,000, with a 15% match.

On a motion by Supervisor Snyder, seconded by Supervisor Wilson, the motion failed 2:1.

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

Supervisor Osei expressed he would vote against the motion due to the lack of requisite planning. He believes the project should wait until a comprehensive plan for Butch Clemens Park is developed. Additionally, he feels there is a lack of budgeted funds to match the grants and is not in favor of raising taxes to fund the pickleball courts.

Supervisor Wilson noted that a majority vote is required to pass a motion and directed the Township Manager to place this item on the next agenda.

Consider Proposal: Grant Applications Services - Grist Mill Connector Trail

At the request of staff, the Township Engineer submitted a proposal for grant application services in the amount of \$6,500 to complete grant submissions to DCNR's Community Conservation Partnership Program and DCED's Greenways Trails and Recreation Program to fund a proposed trail connection from Grist Mill Park to Grist Mill Drive. The Township's Parks and Trails Evaluation and 2023 Connectivity Study identified a connectivity void between Grist Mill Park and the Grist Mill neighborhood. With the new playground facilities coming to Grist Mill Park, it is appropriate to plan for a connector trail between the two. There currently is no ADA compliant walking path between the two. The connector trail length is estimated to be about 1750 feet. A cost estimate for this project is needed to determine the two grant requests. The Community Conservation Partnership Program grant application is due April 2 and the Greenways, Trails & Recreation Program application is due May 31.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the grant applications services proposal for the proposed Grist Mill Connector Trail.

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

Supervisor Osei stated he is voting yes for this proposal because he believes the Township should allocate funds to trails for safety and feels it would be a disservice to the community if proposals like this are not addressed promptly.

Consider Lease to Purchase Agreement for Dump Trucks

The Township's 5-year capital plan includes (2) dump trucks planned for lease-to-purchase agreements, between 2026 - 2030. The Finance Department researched lease-to-purchase pricing and received proposals from U.S. Bancorp Government Leasing and Finance, Inc. (USBGLF), Univest and First Capital Equipment Leasing Co. All three institutions provided terms for the first annual payment due one year after commencement. USBGLF was the lowest responsive submitter with annual payments below \$100,000, per year. The Finance Committee recommends the Township proceed with USBGLF's proposal, upon future authorization via resolution, for a five-year lease as planned so the Township can continue to rebuild reserve fund balances.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved the lease - to-purchase agreement for dump trucks with U.S. Bancorp Government Leasing and Finance, Inc.

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

Police Department – Overnight Training Request

Chief Troxel is requesting approval for Sergeant Travis Wood to attend the PA Chiefs of Police Association's Annual Law Enforcement Accreditation Training Conference, from March 30 to April 2, 2025, in Harrisburg, PA. The total training cost is \$539.61. This expense is covered by the department's training budget.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the Police Department's overnight training request.

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

Consider Appointment of PSATS Delegate

The Pennsylvania State Association of Township Supervisors recruits' delegates to assist with adopting resolutions and important business including bylaw updates and the election of Executive Board members. PSATS allows municipalities and County Associations to vote via their appointed delegate. Former Supervisor Smith was appointed as the delegate in January. The Board should appoint another Supervisor as the PSATS delegate to represent Towamencin.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved the appointment of Joyce Snyder as the PSATS Delegate.

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

Consider Resolution 25-17: AMERICA250PA Proclamation

The Pennsylvania legislature and the Governor created AMERICA250PA in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250th Anniversary of the United States. AMERICA250PA hopes to engage all Pennsylvanians and all 67 counties by inspiring leaders and celebrating all Pennsylvanians' contributions to the nation over the last 250 years. America250PA hopes to educate, preserve, innovate, and celebrate America. The draft resolution is consistent with the mission of AMERICA250PA.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved Resolution 25-17, AMERICA250PA Proclamation.

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

Consider Establishing America 250 Committee

To ensure the local success of the nation's 250th Anniversary, the Township should consider establishing a committee that would represent Towamencin's interests and contributions, by communicating its vision to Towamencin residents and Pennsylvanians, that would encourage inclusivity with unified participation.

Chairman Wilson asked the Board for input on the number of committee members. Supervisor Snyder proposed that the committee be open to as many public members as wanted to participate. Supervisor Osei recommended the committee consist of eleven members, with all members of the public welcome to attend meetings. Chairman Wilson agreed with Supervisor Osei's suggestion.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved establishing an America 250 Committee.

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

Additional Business

Supervisor Snyder referenced the meeting held on February 4, 2025, to accept Supervisor Smith's resignation and the subsequent attempts to reach Chairman Wilson. She expressed frustration over failed communication despite being advised by him to contact him by phone. She acknowledged her professional obligations, but emphasized her reasonable efforts made to schedule meetings around her work. Snyder criticized Wilson for his lack of engagement, calling it unacceptable and a failure of leadership. She suggested that his refusal to collaborate indicates a preference for court intervention on the matter. She believes his pattern of disengagement shows it's time for a leadership change. She mentioned Supervisor Warner has followed Supervisor Wilson's lead, and she has not reached out to resolve the issue. Supervisor Snyder concluded by nominating Dan Bell for the vacant seat, praising his integrity, leadership, and dedication to the community, and encouraged the Board to consider him for the position.

Supervisor Osei responded referencing a quote made by Supervisor Wilson during the Special Meeting, "never let a crisis go to waste," which he believes is a conclusion most leaders should embrace. He also mentioned liking the saying, "don't interrupt your enemies when they are making a mistake." He stressed he wasn't responsible for Laura's video and disagreed with Wilson's comment suggesting that the audience not report to the media. He also tried to get Supervisor Warner to make a condemnation. He expressed discontent with a public comment heard tonight directed toward him, responding he often loses votes. While he likes Dan Bell for the appointment, he admitted he did not previously vote for him and would not in the November election but sees him as a compromise choice for this moment. He recounted a positive interaction with Mr. Bell during his previous campaign, highlighting Mr. Bell's willingness to engage. He is voting no on the motion, citing a violation of the Sunshine Act, as he believes a Special Meeting is necessary to nominate Mr. Bell for the appointment.

Acknowledging the need for a Special Meeting, Chairman Wilson suggested withdrawing the motion with no objection. Chairman Wilson announced that the Board has received seven applications for the Supervisor vacancy as of that evening. He discussed the applications with Supervisor Snyder earlier in the week, noting the submission deadline is February 28. Mr. Wilson asked Solicitor Iannozzi to address the need for a Special Meeting to make the appointment. Mr. Iannozzi explained that the meeting must be advertised, and an appointment made before the March 6 deadline.

The Supervisors in attendance tentatively agreed to a Special Meeting on March 5. A resident asked about the deliberation process. The supervisors explained they cannot meet as a group to discuss, as it would be considered a public meeting and a violation of the Sunshine Law. The intent of the meeting is for the Board to discuss, nominate, and appoint someone to the vacancy.

In response to public comments tonight, Supervisor Osei defended his actions on social media and offered personal insight and reaction to some of the comments made. He stated when someone does or says something hateful to those close to him, he will respond in turn and does not regret his actions. He does not like Laura Smith so he will be the first person to release a comment about her and finds the lack of condemnation by her former party mates is telling.

There being no additional business, the meeting was adjourned at 8:41 pm.

Respectfully submitted,



Colleen Ehrle

Director of Administration