



Open Space and Parks Advisory Committee Meeting Minutes of the August 10, 2026 Meeting

In Attendance:

Joseph Meehan, Chair
Dr. Richard Costlow, Vice Chair
Robert DeHaven
Todd Fisher
Patrick McKeever

Todd Montgomery
Dave Sponseller
Chuck Wilson

Excused:

Michon Blake
Nancy Becker
Katie Cleary – Township Events Coordinator

Kristen Warner — Board of Supervisors Liaison

Other Attendees:

Michael Ricci
Henry Sekawungu - Director of Planning and Zoning
Enforcement

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:05 PM. All present participated in the pledge of allegiance. The 10AUG2026 meeting of the OPEN SPACE AND PARKS ADVISORY COMMITTEE MEETING began and minutes of the meeting are reported here.

Agenda Item 3.. OPENING COMMENTS

Mr. Meehan and Dr. Costlow noted that an audio recording of the meeting is made for convenience in preparing the minutes. Mr. David Kraynik, the Township Manager, met with Mr. Meehan on 10AUG2026 and provided an update on Township items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion of the issues was deferred to the topics on the agenda.

Agenda Item 4.. APPROVAL OF OSPAC MINUTES – Meeting of 13JUL2026

Grammatical corrections and editorial suggestions were received from Mr. DeHaven and Mr. Meehan and will be incorporated. There were no other additions or corrections. A motion to approve the draft minutes as amended was voiced by Mr. DeHaven and seconded by Mr. Fisher. Votes on the motion were 7 aye, 0 nay; the motion carried.

Agenda Item 5.. PUBLIC COMMENTS

Mr. Ricci indicated he was attending to support expansion of the tree-planting program in Towamencin and advocate for a tree-planting plan in conjunction with the EAC. This support was appreciated and

Mr. Ricci was encouraged to pursue this with both committees but emphasize OSPAC. There were no other public comments.

Agenda Item 6.. OLD BUSINESS

6.A PROJECT UPDATES

6.A.1 Green Lane Road Park - Expanded Parking [see Agenda Item 6.B.1 discussed out of order]

The BOS approved the funding. ARRO Engineering wrote the RFP to request bids for the Township. Bids are due around the end of August.

6.A.2 Grist Mill Park - Recreational Improvements

The park is open. The rain garden and tree replacement may still need to be completed. Signage to keep dogs out of the play areas was installed. The DCNR will visit to conduct a final inspection.

6.A.3 Kriebel Road Trail III

The considerations from several previous years to complete this section of the trail and possible changes to Fischer's Park were reviewed by Mr. Meehan. The project is on hold because there is no adequate and safe trail layout for this segment. The OSPAC was asked to review the list of options [see Addendum #1] and provide feedback to Mr. Meehan.

Options will be discussed with Mr. Sekawungu [TT Planning Officer] and the recent acceptance by TT of planning services from Montgomery County will also be utilized as necessary to develop a feasible plan to connect the current terminus of the Kriebel Road Trail [near the TMA] to Fischer's Park. Mr. Meehan again mentioned his draft White Paper on the issue based on the historical documents [it is on the OSPAC Drive]. See also OSPAC minutes of 13APR26 for more details.

6.A.4 Connector Trail – Spring Valley Road to KRT

This connection project was accepted by the Spring Valley neighborhood in 2025. The recent engineering opinion indicated the slope was too steep for a standard trail. The OSPAC consensus is that some sort of platform step or stepped incline will be the solution. It's going to be relatively inexpensive construction, but the engineering is critical because of the slope. Pictures of steps or other infrastructure were provided to ARRO as possible alternate solutions. This is a priority project for 2027.

6.A.5 Valley View Way – Court Paving

This project was approved for 2026. Public Works Department [PW] completed paving in July. Lines on the courts [pickleball and basketball] will be painted by PW or their contractor after the paving cures.

6.A.6 Veterans Park Development Plans – Engineering of the Entrance Road

Access to the park has been resolved. The entrance will come from Forty-foot Road behind the old Genuardi's market. The full plan is available at

https://www.towamencin.org/media/2487/221121_tvmr-report-final-web.pdf

The entryway concept plan was presented and discussed at the July meeting. This concept plan was submitted with the grant applications cited below. The engineering for the construction is in progress by ARRO. The Philadelphia Suburban Development Corporation [PSDC] is also involved in the project because of the adjacent commercial development.

No new information was received on the two grants submitted: (1) a 50% funds-matching grant for \$900K under C2P2; (2) a 15% funds-matching grant for \$250K under DCNR. Total request is \$1,150,000.

6.A.7 Open Space Requirements for Developers

Recent information indicates Toll Brothers will be the builder for the Pinnacle development of the Freddy Hill property. Building is projected to commence in 2028 and take 2.5 years.

There was a discussion of the OSPAC sending to the BOS a recommendation to take or not take dedication of the open space in The Walton Farm development. We discussed the cost benefit balance of doing that. The consensus was that the Township should not take dedication UNLESS the recreational open space infrastructure is part of the development plan.

The presentation by Todd Montgomery and Rich Costlow to the Planning Commission regarding Walton Farms development was summarized by Dr. Costlow. A motion was made by Dr. Costlow, second by Mr. Fisher, to share a copy of the presentation with Mr. Sekawungu as part of the PC meeting minutes. Votes on the motion were 7 aye, 0 nay; the motion carried. The OSPAC was encouraged by Mr. Sekawungu to keep strongly advocating for Open Space. A copy of the slides and the script are on the OSPAC Drive at OSPAC shared files:

[Projects/2026/Hilltop-Grayson Greene/2026 08 03 Grayson presentation to PC](#)

A meeting of Mr. Kraynik, Mr. Henry Sekawungu [new Director of Planning and Zoning Enforcement] and Messrs. Meehan, Montgomery and Costlow of OSPAC to discuss the open space proposals is envisioned but not scheduled.

6.A.8 A Towamencin Park Challenge

The proposal for a program to promote a purposeful exploration of the township was previously adopted by consensus. Mr. Meehan shared a pamphlet from the Morgan Log House that depicts Towamencin's trails. The suggestion was to include a facsimile of this for the park challenge program. The action was assigned to Mr. DeHaven.

6.A.9 Fee in lieu Review [Township Code]

The overall perception is that the current Towamencin Township “*fee in lieu*” paid to the Township is outdated. This fee is paid to the Township by the developer as an alternative to the allocation of recreational open space in a proposed development. Mr. Meehan noted that an update to the fee in lieu is being considered by TT. The OSPAC discussed the parameters of the fee and Dr. Costlow was tasked with developing a proposal for future discussion by OSPAC and with Mr. Sekawungu. Information resources noted by Mr. Wilson were the Montgomery County Association of Township Officials [MCATO] <https://mcato.us/resources/education/> and the Pennsylvania Association of Township Officials [PSATS] <https://www.psats.org/helpful-links/> .

6.A.10 Article for Fall Newsletter

The article was written by Mr. DeHaven and Dr. Costlow and submitted to the Township for publication.

6.A.11 Arneth Barn and Arneth House Status

The barn is scheduled for demolition beginning 17AUG2026, weather permitting. An attempt will be made to preserve any historical artifacts, e.g., the hex sign on the barn. The house is currently not occupied.

6.A.12 Fence at Fischer’s Park

The chain link backstop fence at the ball field and the sideline fences will be removed by Public Works.

6.A.13 Fence at Fischer’s Park

It was suggested that this request be put to the BOS for approval as a budget item for 2027. It is merely a fence to discourage foot traffic over the bocce courts and redirect that traffic to the paved walking path. The \$1000 estimate for fence components will be appended to that proposal. See Agenda item 6.B.9.

6.B Capital Project Budget Requests for 2027

Notification from Eric Reinbold, Towamencin Finance Director, indicates capital project budget request for 2027 are due by 24 July. The OSPAC project suggestions were submitted on time. The suggestions reviewed in the meeting included:

6.B.1 Green Lane Road Park - Expanded Parking

The BOS approved the funding. ARRO Engineering will write the RFP to request bids for the Township. Projected cost: \$255,000.

6.B.2 Green Lane Road Park – Parking Lot Expansion and Soccer Field

Carry-over approved monies from 2026.

Projected cost: \$256,000.

The OSPAC was informed that Public Works opposed the installation of the chain-link fences on both fields in 2027. The PW proposed a staged installation beginning in 2028.

The Township and TYA will inform all groups that the fields are strictly off limits for any activity.

6.B.3 Trail Connection from Grist Mill Drive to Grist Mill Park

Carry-over approved monies from 2026.

Projected cost: \$318,025.

6.B.4 Veterans Memorial Park [construction advancement]

Not approved in 2026.

Projected cost: \$1,776,000 plus.

Grants have been submitted DCNR \$900,000 and PCED \$250,000.

6.B.5 Design and engineering for Pickleball Courts in Clemens Park

Carry-over approved monies from 2026.

Engineering only was approved in 2026, but no activity.

Projected cost: \$65,000 plus.

No grants have been submitted.

6.B.6 Design and engineering of the Butch Clemens Park restroom utility

Projected cost: \$40,000 plus.

No grants have been submitted.

6.B.7 Tree planting

Continuing program.

Projected cost: \$25,000.

6.B.8 Adult recreation facilities enhancement in Fischer's Park and Bustard Park

Projected cost: \$54,000 from Fischer's Park endowment plus \$11,000 from parks fund.

No grants have been submitted.

horseshoes - \$25K-\$45K depending on materials selected

cornhole – no dollar value assigned.

table tennis – no dollar value assigned.

6.B.9 Anti-shortcut Fence - adjacent to bocce courts

Projected cost: \$2,000.

No grants have been submitted.

6.B.10 Bicycle racks at Fischer, Grist Mill, and Butch Clemens Parks – no dollar value assigned.

Projected cost: \$2,400 for Fischer's and \$4,381 Capital Parks Fund.

No grants have been submitted.

Bike racks: two at Fishers, one at Bustard, one at Clemens, one at Gristmill and one at Green Lane Road Park.

Furniture for the park [tables and benches] \$200.

Agenda Item 7.. NEW BUSINESS

7.A Open Space "Assessment" Consideration

There was a brief discussion of an open space millage assessment, in line with other municipalities, to purchase and/or maintain the public open spaces in Towamencin. No consensus was reached and no decision was made. The rates discussed were in the range of 1.00 to 1.25 mils or for some communities as 0.25, 0.375, 0.75 percent. An assessment of land that is possibly available as open space in Towamencin would be useful information to have.

The OSPAC would like to review and update the Township open space plan with new information.

Agenda Item 8.. ADJOURNMENT

There being no other new business topics or discussions, Mr. Meehan entertained a motion to adjourn. A motion to adjourn was made by Dr. Costlow and seconded by Mr. Fisher.

Votes on the motion were 7 aye and 0 nay; the motion carried. The August 10, 2026 meeting was adjourned.

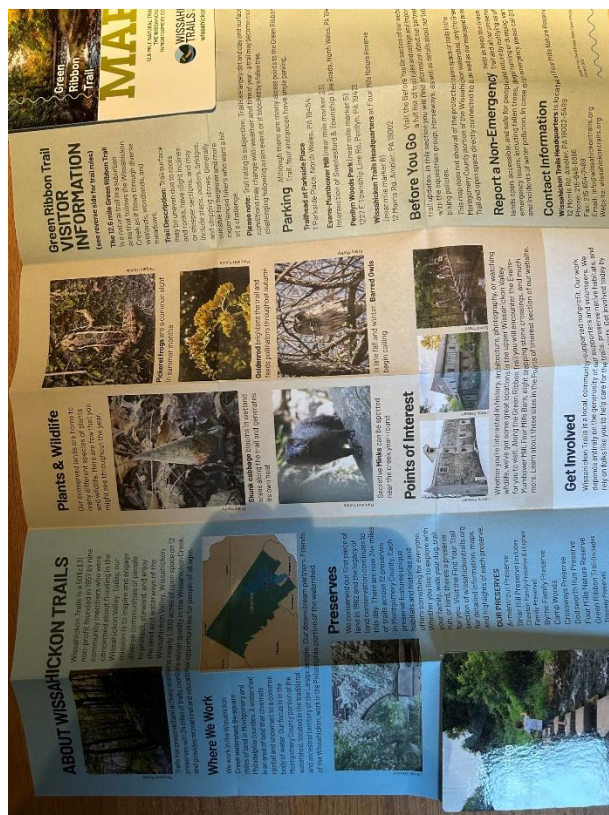
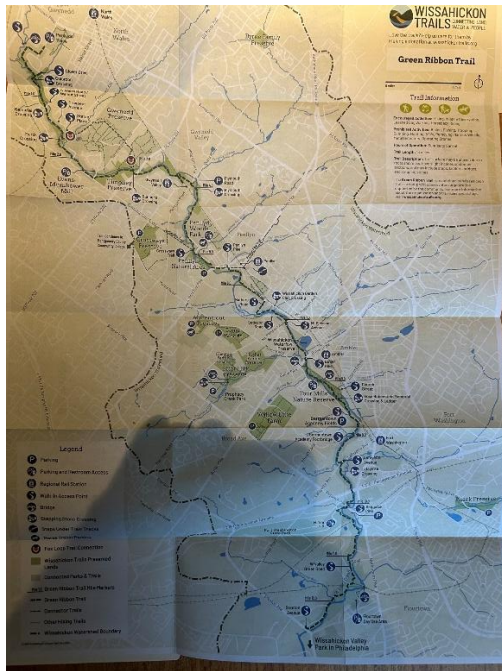
Next Meeting: 21 September 2026, 7:00PM, Township Building

Respectfully Submitted

Dr. Richard Costlow

Vice Chair, Open Space and Parks Advisory Committee

Addendum #1 to OSPAC Minutes Trail Plan from Morgan Log House.



Addendum #2 to OSPAC Minutes

Table of proposed 2027 Budget items.

Summary Worksheet - OSPAC Capital Budget Requests for 2027 V.4								
Request #	Request Description	Amount Approved in 2026 Budget	Scope of Work	Status as of July 1, 2026	Expected Expenditures by the end of December 2026	Remaining funds for this item from 2026 approved budget	Active Project Balance at end of 2026	Budget Request for 2027
1	Green Lane Park Parking Lot Expansion	\$ 280,000.00	Soccer field Improvements and parking lot extension	Field regrading and seeding substantially complete. Monitoring growth. Parking lot extension. Engineering stage - \$35,000 approved by BOS 2/11/26 for ARRO to finalize design and prepare construction documents for parking lot extension. On 7/6/2026 BOS authorized advertizing for bidding.	\$14,400 for engineering expended to July. Another \$10,600 expected by the end of 2026 for a total for engng. \$25,000. (does not include construction bid costs).	\$255,000	\$255,000	Carry over the \$255,000 remaining from 2026. Nothing new to be requestd unless bids exceed estimates.
2	Green Lane Park Fencing at new soccer fields	New 2027 Item	Fencing around soccer field to prevent balls from rolling into Kriebel Road and the ravine.	New 2027 Item	Engineering (Fence layout plans, specifications and bidding documents)	\$0.00	\$0.00	\$68,860.00
	Complete KRT Project from end of current KRT to Fischer's Park	\$0.00	Design and engineering, and bidding documents for Kriebel Road Trail current terminus near the sewer treatment plant to the rear entrance to Fishers Park at the Arneith House	Previous grant submissions not approved. New grant submissions not submitted. Engineering concerns - Project put on hold March 2026- No grant submissions until further study. OSPAC to provide a summary review of options	\$0.00	\$0.00	\$0.00	On hold for 2027. \$ 0.00 requested.
3	Trail Connection to existing park from Grist Mill Drive	\$ 310,000.00	Design and engineering, construction and bid documents; and bidding and construction of trail from Grist Mill Drive across township property to the playground area of Grist Mill Park. Does not include construction observation.	Two grants awarded in early 2026 totaling \$347,000. Enough for design and construction. DCNR approved \$159,000; MONTCO 40 approved \$188,000.	A portion of \$30,000 for Engineering and Bid docs preparation. Use \$10,000	\$300,000	\$347,000 (DCNR and MONTCO 40 grants)	\$318,025 for completion. Nothing in addition to the grant funding, unless bids substantially exceed exstimates.
4	Veterans Memorial Park	\$ 55,000.00	\$55,000 for Design work approved.	August 27, 2025 BOS approved a proposal from ARRO of \$55,000 for phase A (AKA Phase 1). It covered design, specifications, permits and applications, bidding documents and administrative services. In April 2026 TWp applied for a DCNR C2P2 Garnt of \$900,000 also for Phase A and in May 2026 a DCED grant for \$250,000 again for Phase A.	\$20,000 (Estimated)	\$35,000	\$1,776,060	\$1,776,060.00
5	Butch Clemens Park Pickleball Courts and Parking - Engineering	\$ 63,000.00	Resubmission of 2026. Engineering, Design and construction documents for Pickleball Courts, and parking and access from adjacent shopping center	\$533,973 DCNR C2P2 Grant App of April 2025 denied. \$250,000 GTRP Grant App of May 2025 Denied. \$63,000 budgeted for engineering in 2026.	\$0.00	\$ 63,000.00	\$63,000	Resubmission of 2026 plus inflation - \$65,000
6	Butch Clemens Park Pavilion and Bathrooms Engineering and design of utility Connections from "street" to pavilion/ restroom location in park.	Requested but not unded in 2026 Requested again in 2027	Resubmission of 2026 Request. Engineering and Design for utility connection from "the street" to the proposed pavilion and restroom location within the park	Not funded in 2026. Not moved forward in 2026.	\$0.00	\$0.00	\$0.00	\$40,500.00
7	Tree Planting	\$ 25,000.00	Plant Tree in various parks with the cost not to exceed \$25,000	OSPAC to provide locations. Cost not to exceed \$25,000.in 2026 To be repeated again in 2027	\$25,000.00	\$0.00	\$0.00	A new round for \$ 25,000
8	"Passive" adult game(s) tables (Cornhole, table tennis, horse shoes)	New 2027 Item	Passive games for Various Township Parks	New 2027 Item			\$0.00	\$54,700 from Fischer's Park Fund and \$11,000 from the Park Capital Fund
9	Fence to prevent shortcut at bocce courts	New 2027 Item	Fence at bocce courts in Fischer's Park to stop shortcut between parking lot and Stable Pavilion and the damaging effect of foot traffic.	New 2027 Item			\$0.00	\$1,000.00
10	Bike Racks (Fischers (2); Bustard (1); Clemens (1); Grist Mill (1); Green Lane Road (1)	New 2027 Item	Purchase and Install 6 bike racks at Township Parks	New 2027 Item			\$0.00	\$2,415.60 fm Fischer's Park Fund. \$4831.20 from the Parks Capital Fund
11	Park Furniture at Butch Clemens Park	New 2027 Item	Purchase and install tables and benches at BC Park	New 2027 Item			\$0.00	\$8,200.00