

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

BOC BUSINESS MEETING MINUTES

July 19, 2022

This meeting was held in person at the Township and live streamed on our website at www.uppergwynedd.org

1. Call to order

The July 19, 2022, Public Meeting of the Upper Gwynedd Township Board of Commissioners was called to order by Vice President of the Board, Katherine D. Carter at 7:00 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Deanna Logan.

3. Roll Call

Roll call was taken by Deanna Logan, Administrative Assistant to the Township Manager. The individuals in attendance were:

Katherine D. Carter	Vice President
Martha A. Simelaro	Commissioner
Liz K. McNaney	Commissioner
Ruth S. Damsker	Commissioner
Sandra Zadell	Township Manager
Megan Weaver	Assistant Township Manager
Lauren Gallagher	Township Solicitor
Nicholas Cross	Township Engineer
David Duffy	Chief of Police
Nathan Crittendon	Finance Director

President Denise Hull and Zoning Officer E. Van Rieker were absent.

4. Recognition of John Brinkmann for 25 years of service to the Township (unable to attend)

Chief Duffy said early in his career, Sergeant Brinkmann was the Traffic Safety Officer. He later became a Field Training Officer (FTO) and is currently the FTO Supervisor. He is the Department Advocate for Domestic Violence and coordinates with our partners in Laurel House and a Woman's Place. Sergeant Brinkmann served in the Detective Division for two year and was one of our first Public Information Officers. He was congratulated by the Board for his 25 years of service to the Township.

5. Announcement of Executive Sessions

Ms. Gallagher said the Board met in Executive Session prior to this meeting to discuss various items of personnel.

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6. Public comments and concerns (limit of five minutes per individual)

Carl Smith, 815 McIntosh Way, wants clarification on some of Mr. Rieker's comments from last week. He asked who is on the Plan Review Committee (PRC). Mrs. Damsker said she attends the meeting as she is the liaison for Planning Commission and Zoning Hearing Board and reports to the Board. The PRC is made up of all our professional staff, township engineer, township solicitor, township manager, assistant township manager, zoning officer, wastewater engineer and board liaison attend the meetings. Mr. Smith asked Mrs. Damsker to give her opinion on the Pennbrook Parkway proposal. Ms. Gallagher said this matter is not yet in front of the Board and it is inappropriate and immature for the Board to comment on this matter. He then asked when do we expect to see this zoning change presented to the Planning Commission? Mrs. Zadell said this has not been presented to the Planning Commission as the draft is still in the review process. Mr. Smith also asked if the Board or Planning Commission has received a draft ordinance from the Walters Group or any other developer for this tract. Mrs. Zadell said the Walter Group submitted an application for a change of zoning that is currently being reviewed.

Linda Smith, 815 McIntosh Way, said Mr. Rieker mentioned a half mile radius of effective public transportation and asked if the high-density housing includes North Wales Train station or bus routes. She asked if this being considered as a result of a curative amendment. Ms. Gallagher said this is not a curative amendment application but is simply an application for a zoning amendment. She asked if she could get a copy of the text amendment. Ms. Gallagher said to submit a Right to Know request to the Township so it can be reviewed for disclosure. Mrs. Smith asked why the Human Relations Commission (HRC) is involved in Township events and what role they are playing? Mrs. Carter said the HRC attends these events for information only and mentioned that she is the liaison for the HRC. The HRC is in the process of letting the community know who they are and what they are available to do and they use these venues to get the message out. Mrs. Smith asked if the Republican Committee could set up a table at these events. Mrs. Zadell said the UG Republican Party is not a commission created by the Board of Commissioners, but the Republican Committee always has a table at our Fall Fest event which is an event that we allow vendors to set up with information.

Fred Hencken, 802 Clover Dr. asked Mrs. Carter if she has any concerns about the effects of urbanizations and high-density housing will have on our police and first responders. Mrs. Carter replied she is not at liberty to discuss it because it is not before the Board yet. Ms. Gallagher said this question would be more appropriate a public hearing, when and if the ordinance is considered.

Tom Borneman, 722 Green St. is concerned that this Board is attempting to bring the democratic agenda to the Township. He said the vast majority of residents do not want what you are attempting to bring to this township.

William Jackson, 664 Park Rd. is in support of the Resolution for the Power Line Trail section. He said he thinks it's great that children will be able to walk and ride to school and is great for their physical health as well as reducing the traffic congestion during pick up and drop off times. He is hopeful it will be a greater Power Line Trail as more trails are linked. Mrs. Damsker said we have been working very hard with PECO to get their approval of the six (6) miles of trail in Upper Gwynedd.

7. Public Hearing – Ordinance 2022-02 – July 19th meeting

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2022-01, amending the code of Upper Gwynedd Township at Chapter 195 – "Zoning," at Section 10.2 - "Sumneytown Pike In-Fill and Traffic Management Overlay District".

Mrs. Carter read the above purpose before turning it over to Ms. Gallagher.

Brief explanation by Lauren Gallagher, Township Solicitor

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Ms. Gallagher said the Overlay district does not have any properties attached to it and was advised by our Zoning Officer that this should be repealed as the intent is not to add any properties to it. She then entered the four (4) exhibits into record.

Exhibits:

- T1: Ordinance 2022-02
- T2: Proof of Publication of Legal Advertisement – June 28 and July 5, 2022
- T3: UGT Planning Commission Review Letter
- T4: Montgomery County Planning Commission Review Letter

8. Request for public comment

There was no public comment

9. Close of Public Hearing

Mrs. Carter closed the public hearing.

10. Motion to approve Ordinance 2022-02, Repeal of Sumneytown Pike In-Fill and Traffic Management Overlay District

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Ordinance 2022-02 was unanimously approved.

Denise M. Hull, PRESIDENT **Finance/Personnel/Administration**

11. Motion to approve Consent Items A –I (via roll call vote)

- A. Staff Department Reports
- B. Special Meeting Minutes of June 7, 2022
- C. Public Meeting Minutes of June 13, 2022
- D. Public Meeting Minutes of June 21, 2022
- E. Merck & Co. waiver request from Chapter 113-1 & 124-5 for after hours crane work for B81 Steam Rack Project – One Sunday between August 14 and September 25, 2022
- F. Approval of escrow release #1 for Wheatley Walk in the amount of \$69,087.25
- G. Approval of the SBMP O&M agreement for 923 S. Broad Street
- H. Approval of the agreement for Encroachment onto Storm Sewer Easement for 703 W. Prospect Avenue
- I. Approval of amended Change Order #2 from BSI adding \$6,990 for the WIP pump stations electrical work bringing the total change order to \$22,790

Mrs. McNaney said the Township offers discounted tickets for various parks and museums. Mrs. Carter added that the North Wales Library has passes available for different venues.

Hearing no public questions or comments, upon motion by Mrs. Simelaro, seconded by Mrs. Damsker, the motion to approve the Consent Items was unanimously approved

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Roll call vote: Vice President Carter Aye
Commissioner McNaney Aye
Commissioner Simelaro Aye
Commissioner Damsker Aye

12. Motion to approve the Township Manager to execute an agreement with GOVHR for a non-uniform comprehensive salary study.

Linda Smith, 815 McIntosh Way asked if we are a member of the Southeastern PA Consortium as they do an annual benefit and salary survey. Mrs. Zadell said she is aware of it but with the Consortium study it is up to the municipality to input the information as that often doesn't happen. She was recently on the site for some information and received very little.

Hearing no public questions or comments, upon motion by Mrs. Simelaro, seconded by Mrs. Damsker, the motion was unanimously approved

13. Motion to approve the 63-month lease agreement with Key Business Solutions for postage meter services in the amount of \$130.00 per month

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved

Katherine D. Carter, Vice President **Public Safety**

14. Motion to approve the advertisement of Ordinance 2022-04, Drug Paraphernalia

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved

Ruth S. Damsker **Zoning/Planning/Code Enforcement**

15. Motion to approve Resolution 22-2022, granting the waiver of Land Development for Merck & Co. B02P Boiler 11 addition, subject to the conditions set forth in the resolution

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved

16. Motion to approve the amendment of the Declaration of Covenants & Restrictions for MCIU/ACTS dated August 19, 1988 to include education purposes and facilities as set forth in the proposed draft amendment

Ms. Gallagher said education uses are currently not permitted and this amendment will allow that use with restrictions for types of educational uses. The amendment will include the use of a pre-school.

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Dan Wallace, 848 Girard Ave. urged the Board to pass this amendment as he has been in favor of the project since the beginning. It is a good use for the Township and the MCIU.

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved with the amendment of a pre-school use.

Liz K. McNaney **Public Works/Parks/Recreation**

17. Motion to approve Resolution 20-2022, Phases 3 & 4 of the Streetlight Procurement Program

Mrs. McNaney said some residents asked about the noise from the lights and the warmth of the lights. Mrs. Zadell said we haven't selected the warmth of the lights, but it will be similar to what we currently have. Many of the area communities have already changed their lights to LED.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved

18. Motion to approve Resolution 24-2022, rejection of Tioga Fuel's bid and disqualification as a bidder based on deficiencies reported by the ten (10) contracted communities.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Simelaro, the motion was unanimously approved

19. Motion to approve Resolution 23-2022, requesting grant funding from DCED for the Pennbrook Middle School/Gwyn Nor Elementary Safe Routes to School Trail

Mrs. McNaney presented the proposed map of the trail. She said this is an easy trail for the children to walk to school and will help some of the traffic at arrival and dismissal times. Mrs. Zadell said this is the first section of the Power Line Trail and the next section will connect the Township to the 202 Parkway Trail.

Mr. Hencken asked if an additional crossing guard will be needed. Mrs. Zadell said she didn't think we will need an additional guard. Chief Duffy said this area is not a particular concern and should be ok without an additional guard.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved

20. Motion to approve the advertisement of the bid for the Newport Lane Basin Retrofit Project

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved

21. Motion to advertise Ordinance 2022-05, updating the Stormwater Management language for the MS-4 program

Mrs. McNaney said it is important that we update the information, so we are consistent with the DEP.

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Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved

22. Motion to approve the Bid Award to KBC Construction, LLC for the Dickerson Road Drainage Improvements Project for the base bid in the amount of \$359,670 and the alternate bid for \$11,150 (via roll call vote)

Mrs. McNaney said this was discussed last week by our Township Engineer.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved

Roll call vote:	Vice President Carter	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

Martha A. Simelaro Wastewater Treatment

Other Business

23. Motion to approve the July 2022 Open Invoices (via roll call vote)

Linda Smith, 815 McIntosh Way asked if someone would contact her about the questions she asked? Mrs. Carter said someone will be in touch with her soon.

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Open Invoices was unanimously approved.

Roll call vote:	Vice President Carter	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

24. Motion to approve the July 2022 Paid Invoices (via roll call vote)

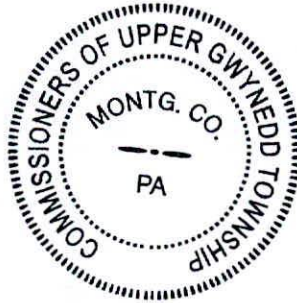
Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Paid Invoices was unanimously approved.

Roll call vote:	Vice President Carter	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

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25. Call for Adjournment

Mrs. Carter thanked everyone for joining the meeting and adjourned the meeting at 7:42 pm.



Respectfully Submitted,

Sandra Brookley Zadell
Secretary

Approved August 16, 2022

/djl