

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

BOC BUSINESS MEETING MINUTES

September 20, 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 September 20, 2022, Public Meeting of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Denise M. Hull at 7:00 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

The Pledge of Allegiance was led by John Maguire.

3. Roll Call

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

Denise M. Hull	President
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
Isaac Kessler	Township Engineer
David Duffy	Chief of Police

Nathan Crittendon, Finance Director and E. Van Rieker, Zoning Officer were absent.

4. Recognition of John Maguire for 35 years of service to the Township (will attend)

Mrs. McNaney said Mr. Troxel was unable to attend but read his note about Mr. Maguire. I've had the pleasure of supervising and working with John Maguire, or "Cuz" as we call him in Public Works, for the past 35 years. Starting as a laborer, John became an equipment operator in 1993, operating excavators, dozers, loaders and every piece of equipment in the Township's garage. John has been a member of the Upper Gwynedd Township Fire Department for decades; as well as serving as a member of the QRS and a fire policeman for the Harleysville Fire Department. I'm sure his children Jake and Kenzie and his wife Amy couldn't be more proud of their father, as is the entire department, for all his years of service to the Township.

The Board of Commissioners thanked Mr. Maguire for his 35 years of service and offered their congratulations.

5. Announcement of Executive Sessions

Ms. Gallagher said the Board met in Executive Session prior to this meeting to discuss matters of potential litigation and personnel.

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

Mrs. Hull said Mrs. Zadell responded to Linda Smith's question from the meeting on September 12th with the following: I am reaching out today to answer your questions posed at last weeks' Board meeting, "What impact did

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Ida and Covid have on Upper Gwynedd, when it comes to housing? And is the 'Cornerstone at Pennbrook Station' development an effort in order to address this alleged need?"

We did have numerous residents' homes affected by Ida, we fielded 33 complaints in the days after IDA regarding issues of plumbing, stormwater and flooding. Related to COVID, and its impact on housing in the Township, we don't have any method to track Covid and its impact on housing. It is outside of our scope as a local governmental entity, as we are neither a public housing or public health organization.

As I have mentioned previously, the Board of Commissioners does not "shop" for developments. Developers reach out to us. The Board of Commissioners did not make any effort to "recruit" or invite the Cornerstone at Pennbrook Station development. Based on that fact, I don't think it would be correct to describe the Cornerstone at Pennbrook Station a development effort to address any needs led by the Township.

As the information you questioned the Board about came from the County speaking with the paper, it may be better to reach out to the county directly to see what they meant by their comments. If I can help you any further, please feel free to reach out.

Carl Smith, 815 McIntosh Way, said he didn't get a response from the Board regarding his questions. He made comments about a talk he had with Commissioner Damsker following a recent meeting regarding affordable housing and the Martin Tract. Mrs. McNaney responded to him about the op-ed that County Commissioners Arkoosh and Lawrence wrote about recently. She said there is a lot of information out there on this subject and will be happy to send him the information she found.

Mrs. Zadell addressed subsidized vs affordable housing and said subsidized housing typically refers to help you receive to help pay for your rent. Affordable housing takes your income level into consideration in order to qualify for a reduced rate rent because the Federal Government provides money to the developer to be able to develop at a lower rate.

Linda Smith, 815 McIntosh Way commented about affordable housing and asked if the Board feels accountable to the County Commissioners to support this measure to provide affordable housing?

Fred Hencken, 802 Clover Dr., commented about telephone surveys and doesn't understand why a card wasn't mailed.

Mark Connelly, 11 Kearney Drive, said the Gazette is helpful to receive information weekly and increases the Township's transparency.

Tom Borneman, 722 Green St., suggested Mrs. Zadell looking into developing open space in light industrial areas through the Montgomery County Industrial Development Authority instead of promoting the Democratic National Agenda. Mrs. Zadell said she doesn't further a Democratic or Republican agenda as she works for all the residents. She mentioned that UGT has their own IDA to help spur some of that development.

Donna Gill, 915 Allentown Rd., said traffic on Allentown Rd. is heavy and is promoting open space and parks on the Martin Tract and wants the Board to consider proposals to keep open space. She added we have affordable housing in neighboring communities.

George Cressman, 612 Brookwood Ln., made comments on affordable housing and the lack of maintenance on stormwater management.

Glen Hatfield, 1468 Cathys Lane, asked for timetable for the Gailey Murray survey. Mrs. Hull said we are finalizing the information from Gailey Murray and the results will be released later this year.

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Denise M. Hull, PRESIDENT Finance/Personnel/Administration

7. Motion to approve Consent Items A – G (via roll call vote)
- A. Staff Department Reports
 - B. [Public Meeting Minutes of August 8, 2022](#)
 - C. [Public Meeting Minutes of August 16, 2022](#)
 - D. [Merck & Co. waiver request from Chapter 113-1 & 124-5 for afterhours crane work for WP45 Complex Projects from October through December 2022.](#)
 - E. [Merck & Co. waiver request from Chapter 113-1 & 124-5 for Extended Daily Hours from October 22 through November 18, 2022, for B75A Roof Project.](#)
 - F. [Escrow release to Wawa's power of attorney in the amount of \\$775.00.](#)
 - G. [Escrow release #3 to the Shoppes at Upper Gwynedd in the amount of \\$29,801.86.](#)

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

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

8. Announcement of Budget Work Session Dates
October 13, 2022 at 1:00 pm
October 24, 2022 at 1:00 pm
9. [Motion to approve the extension of the Gailey Murray contract for the Gazette Service until such time that the Board or staff recommends cessation of the contract.](#)

Mrs. Hull said we are extending our contract with Gailey Murray as the Gazette has been very successful.

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

10. [Motion to approve the extension of the not-to-exceed limit for the Gailey Murray contract for PR communications to \\$20,000.](#)

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

11. [Motion to approve the Advertisement on MunicibiD for sale of equipment from the phone system we recently replaced.](#)

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

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12. [Motion to approve the 2023 Minimum Municipal Obligation \(MMO\)](#)

Mrs. Hull said pension contributions are partially paid by State Aid. It is estimated we will receive \$354,999 from State Aid with \$489,262 in Township contributions from the General Fund to fund the pension plans.

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

Katherine D. Carter, Vice President
Public Safety

13. [Motion to approve beginning the promotion process for sergeant.](#)

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

14. [Motion to approve Resolution 26-2022 Recognizing Oct. 9-15 as Fire Prevention Week.](#)

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

Ruth S. Damsker
Zoning/Planning/Code Enforcement

Liz K. McNaney
Public Works/Parks/Recreation

15. [Motion to approve the hiring of Park and Recreation intern for Winter/Spring.](#)

Mrs. McNaney said the intern will work 40 hours per week for 12 weeks.

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

16. [Motion to approve the purchase of walk-behind line painter for Public Works.](#)

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

Mrs. Zadell said the old line painting equipment will be sold on Municibid.

17. [Motion to Authorize the Advertisement on Municibid for the sale of Parks and Recreation mowing and Bobcat equipment.](#)

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

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Martha A. Simelaro Wastewater Treatment

18. Motion to authorize the advertisement of the bid for Dense Soda Ash

Mrs. Simelaro said the usage of Dense Soda Ash is estimated at 4,000 bags.

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

Other Business

19. Motion to approve the September 2022 Open 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 Open Invoices was unanimously approved.

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

20. Motion to approve the September 2022 Paid Invoices (via roll call vote)

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

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

21. Call for Adjournment

Mrs. Carter said the UGT FD is having their Housing event on October 1st beginning at 11 am for the new fire trucks.

Mrs. Hull adjourned the meeting at 7:43 pm.



Respectfully Submitted,

Sandra Brookley Zadell
Secretary

Approved October 18, 2022