

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

BOC BUSINESS MEETING MINUTES

July 20, 2021

1. Call to order

The July 20, 2021, Public Meeting of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Liz K. McNaney at 7:01 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

Fire Chief Eric Geiger led the Pledge of Allegiance.

3. Roll Call

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

Liz K. McNaney	President
Denise M. Hull	Vice-President
Martha A. Simelaro	Commissioner
Katherine D. Carter	Commissioner
Ruth S. Damsker	Commissioner
Sandra Brookley Zadell	Township Manager
Megan Weaver	Assistant Township Manager
Lauren Gallagher	Township Solicitor
Isaac Kessler	Township Engineer
John Brinkmann	Police Sergeant
David Brill	Finance Director
E. Van Rieker	Zoning Officer

Ruth Damsker joined the meeting via phone but could not be heard at the time of roll call.

4. Announcement of Executive Sessions

Ms. Gallagher said the Board met in Executive Session before this meeting on July 20, 2021 to discuss matters of public safety. No deliberation occurred and no official action was taken.

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

There was no public comment.

6. Employee Service Recognitions

Howard 'Peanut' Quinn – 30 years (will attend)
Raymond Royds – 20 years (unable to attend)
William Smith – 35 years (will attend)

Mrs. McNaney said "Peanut" is our lead truck driver in the Public Works Department and has trained thirteen (13) people on getting their CDL. He is trained as a line painter and has been taping Township roads and intersections for the past 30 years. Peanut has served on the Safety Committee and Toys for Tots Committee. He is a very dependable and conscientious employee. Peanut also served our country in the US Marine Corps.

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Mrs. McNaney said Bill Smith started at the Township as a shift operator and has worked hard to work his way up to a wastewater operator. He currently holds one of the most important positions at the plant as a lab technician and is involved in process control decisions. He has also served on the Safety Committee and Wellness Committee. He manages all of our sludge hauling and contract laboratory service schedule. He makes sure all compliance samples are taken in the appropriate timeframe. Bill never hesitates to take on extra responsibility and has truly become a key part of the UGT WWTP team.

Sergeant Brinkmann said Ray Royds started as a patrol officer in 2001 and was assigned as a detective in 2004. Ray assists with department Uniform Crime Reporting and is the "JTAC" (jay tack) administrator for our access to the PA Law Enforcement Justice Network. He is a member of the Bicycle Unit, is a sworn Special Deputy US Marshall and serves as a member of the FBI Fugitive Task Force. Ray was promoted to Sergeant in July of 2019 and reassigned to patrol. Sgt. Royds is the recipient of numerous letters of commendation as well as three Meritorious Service Medals, two Medals of Valor and is the only two-time recipient of Officer of the year.

Mrs. McNaney introduced FC Eric Geiger. He unveiled a new insurance rating from the Insurance Services Office (ISO). This rating is given every ten (10) years based on the fire protection capability and the ability for residents to feel safe in their home. The rating number given is between 1 and 10 and the smaller the number the better the rating. UGFD was a 4 for many years and this last service rating we scored a 3. This means that homeowners insurance rates may decrease. UGT is in the top 11% out of 40,000 municipalities surveyed across the country. The survey is conducted in conjunction with the Township Manager, Fire Department, Emergency Communications, Water and Sewer Departments.

Mrs. McNaney said she and the Board are extremely proud of our Fire Department and congratulated them for a job well done.

7. Public Hearing – Ordinance 2021-02

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2021-02, amending the code of Upper Gwynedd Township at Chapter 174 – "Taxation," at Article VI – "Volunteer Service Tax Credit," at Sections 43 – "Earned Income Tax Credit," 44 – "Real Estate Tax Credit" and 46 – "Certification of Qualifying Volunteers"

Brief explanation by Lauren Gallagher, Township Solicitor

Ms. Gallagher introduced and entered the exhibits into record. This ordinance would amend the Township's code for the Volunteer Service Tax Credit and allow members that serve the North Penn Fire Department and live in Upper Gwynedd Township to claim the Earned Income Tax credit from the Township as well as a tax credit up to 20% from real estate taxes paid by that volunteer to UGT.

Exhibits:

T1: Ordinance 2021-02

T2: Proof of Publication of Legal Advertisement – June 16 and June 30, 2021

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

8. Request for public comment

Andrea Gennetti, 746 Pineview Lane asked what the cost is to the Township for this credit. Mrs. Zadell said the cost is negligible as it only affects a few volunteers and added it is approximately \$300 pp for the credit.

Mrs. McNaney said in addition to the volunteer fire department, we have two (2) Quick Response Service (QRS) vehicles, one in UGT and the other in North Wales Borough to respond to all of the Township emergencies.

9. Close of Public Hearing

Mrs. McNaney closed the public hearing.

10. Motion to approve Ordinance 2021-02, Volunteer Tax Credits

Hearing no public questions or comments, upon motion by Mrs. Hull, seconded by Mrs. Simelaro, the motion to approve Ordinance 2021-02 was approved. Commissioner Damsker could not be heard due to technical difficulties.

Liz K. McNaney, PRESIDENT **Finance/Personnel/Administration**

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

- A. Staff Department Reports
- B. Public Meeting Minutes of June 7, 2021
- C. Public Meeting Minutes of June 15, 2021
- D. Merck & Co. waiver request from Chapter 113-1 & 124-5 for afterhours work to perform crane lifts on Building 2J Roof Replacement Project. Sundays beginning August 22 – November 28, 2021
- E. Shoppes at Upper Gwynedd Escrow Release #7 in the amount of \$12,477.65

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

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

Commissioner Damsker could not be heard due to technical difficulties.

Mrs. McNaney noted that Sarah Prebis, Parks & Recreation Director wrote about the Park Sci Birthday Event in her department report. Mrs. McNaney said she received a note from a resident (Carol) stating that the 25+1 celebration event for the Park Sci Playground was a wonderful celebration. The resident said she and others who helped oversee and build the playground were in attendance and felt the celebration was that of the efforts of all from the past to the present. She went on to say how great it was to still see the joy our efforts continue to make.

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Denise M. Hull, VICE PRESIDENT Zoning/Planning/Code Enforcement

13. Motion to approve/deny the Hartford Conditional Use Application for the operation of a day care use.

Mrs. Hull read the twenty conditions that the applicant must adhere to. **(See attached)**

Hearing no public questions or comments, upon motion by Mrs. Hull, seconded by Mrs. Carter, the motion was approved with conditions. Commissioner Damsker could not be heard due to technical difficulties. **(See attached decision and all associated documents)**

14. Motion to approve the acceptance of the Deed of Dedication for Gwynedd Walk

Mrs. Hull said there are twenty-two (22) townhomes built at Gwynedd Walk/Cottage Avenue and we are now coming toward the end of this land development process. All documents were reviewed by our Township Solicitor and Engineer.

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

14A. Motion to authorize the acceptance of maintenance bond and release of performance bond. (Gwynedd Walk)

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

15. Motion to approve the advertisement of Ordinance 2021-03, amending the Zoning Code at Chapter 195, section 12 to add subsection C, side and rear yard exceptions for non-conforming lots

Mrs. Hull said this is an ordinance change. We have several properties in the R2 zoning district that are non-conforming. Since the properties are smaller than a typical R2 property, this will change the zoning for those non-conforming homes reducing the side yard and rear yard setbacks so they won't have to go through the zoning hearing board to add a deck, patio etc.

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

16. Motion to approve Resolution 27-2021 – Roosevelt Court/111 State Street Subdivision-Land Development subject to the conditions set forth within the resolution

Present were Ed Wild, attorney for WB Homes, Rob Wagner, applicant, Richard Mast, project engineer

Mr. Wild said this property has undergone a lengthy process and now is before the Board for approval. This was a consolidation of numerous lots into fourteen (14) tax parcels creating nine (9) single-family homes. The Township has been involved with what the homes will look like and how the property will be developed.

Mrs. Hull said all review letters are in order and noted the Planning Commission made some recommendations and the applicant has agreed to their recommendations. She also said the EAC made some suggestions and asked if the applicant was planning on incorporating any of those suggestions. Mr. Wild said Mr. Wagner has been very agreeable to all the conditions and recommendations. He added there are 5 items on the EAC list. Items 1, 2, 4 they will take into serious consideration. Mr. Wild declined items 3 and 5.

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Mrs. Hull read the applicant's requested waivers for the project and agreed to the applicant's waivers.

Andrea Gennetti, 746 Pineview Lane asked what the maximum number of cars is permitted to park in this development. Mr. Mast said there is parking for 27 cars. Mr. Wild said the parking is zoning compliant.

Mrs. Gennetti expressed concerns about the 9 homes being on only 2.5 acres of land. She also asked what the ratio of hard space is to open space. Mr. Mast said the maximum percent of impervious surface permitted is 40% and this development will be under that percentage. Mrs. Hull said we have a Parks & Rec fee in place for developers who cannot meet the required open space. Mrs. Gennetti said can't we just stop development in the Township? Ms. Gallagher replied, we cannot stop development in the Township as the property is zoned a certain way and property owners are entitled to develop their property consistent with the Zoning Ordinance.

Joseph Devlin, 732 Jackson St. He reiterated some concerns such as sizes of the properties, walkability, safety, loss of wildlife, and trees. He asked for a copy of the EAC suggestions. He mentioned that some time ago there was a petition that some residents signed against the construction of this development. The petition was presented to the Board. Mrs. Hull thanked him for his attention and feedback for this project.

Mrs. Hull explained that Mr. Wagner has been very open to communication with the residents regarding the plan which has changed since its original inception. There was a lot of resident communication and the applicant collaborated with the residents and made changes based on their suggestions. Mrs. Hull said most of the area residents are in support of this development as it will help with stormwater issues. Mrs. Hull thanked WB Homes for being so cooperative with this process.

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

Katherine D. Carter **Public Safety**

17. Motion to approve the sale of the 2007 Ford Expedition EL (VIN# 1FMFK16557LA63015) to UGFD in the amount of \$1.00

Mrs. Carter said this will allow the Fire Department to transfer the title from the Township to the Fire Department in order to sell this vehicle.

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

Ruth S. Damsker **Public Works/Parks/Recreation**

18. Motion to approve the bid award for Heating Oil as part of the consortium to Tioga Fuel Company, Inc. in the amount of \$2.3560 per gallon

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

Mrs. Zadell said this bid came in \$0.30 less than last year's bid.

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

19. Motion to advertise the bid for the removal and replacement of underground gas and diesel tanks

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

20. Motion to approve Resolution 22-2021, piggybacking with Whitpain Township for Microsurfacing

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

Mrs. Zadell said microsurfacing is a little controversial with residents because the road surface doesn't feel as smooth as a freshly paved road, but the process extends the life of the road five (5) to ten (10) years. It helps reduce potholes and seals cracks in the road.

21. Motion to approve Resolution 28-2021 authorizing the submission of a grant application for the 2021 round of the Montco CTP Grant Program

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

Mrs. Zadell said this grant is to help offset the cost of the Sumneytown Bridge replacement. We received one grant for \$1.2M. If we are awarded this grant, the non-funded cost for the project would be \$223,154 which reduces our portion by \$150,000.

Mrs. Damsker thanked Mr. Kessler for obtaining these grants as they benefit the Township residents.

Martha A. Simelaro **Wastewater Treatment**

22. Motion to approve the purchase of two Raw Sewage Pump VFDs

Mrs. Simelaro said this was approved in the budget. Two (2) pumps were purchased in 2020 and this is for the remaining ones to complete the project.

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

Other Business

23. Motion to approve the July 2021 Open Invoices (via roll call vote)

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

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

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

Commissioner Damsker could not be heard due to technical difficulties.

24. Motion to approve the July 2021 Paid Invoices (via roll call vote)

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

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

25. Call for Adjournment

Mrs. McNaney thanked everyone for bearing with us while we adjust to the hybrid meeting system.

She adjourned the meeting at 8:25 pm



Respectfully Submitted,

Sandra Brookley Zadell
Secretary

Approved August 17, 2021

/djl