

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING WORK SESSION MINUTES

October 11, 2021

PLEASE NOTE: The Board of Commissioners made a decision on agenda item #24. The decision is included in these minutes.

1. Call to order

The October 11, 2021, Public Work Session of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Liz McNaney at 7:02 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

Mrs. McNaney 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
David W. Duffy	Chief of Police
E. Van Rieker	Zoning Officer

David Brill, Finance Director was absent.

4. Announcement of Executive Sessions

Ms. Gallagher said all five members of the Board met with a property owner and his representatives on October 5, 2021 during which time no official action was taken and no deliberation occurred. They also met prior to this evening's meeting to discuss matters of personnel.

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

Tom Borneman, 722 Green St. announced he is the Chairman of Upper Gwynedd Republican Committee and is speaking on the record on behalf of Michelle Rupp, candidate for Township Commissioner. Transparency is the most important issue currently. The 2040 Comprehensive Plan lists the addition of sidewalks, trails and high-density housing. In speaking with residents, we have learned that they are not aware of these plans, and they seem to question potential consequences of said plans. The Board of Commissioners suggested plans sidewalk additions would be covered by grant money. Submissions of a Right to Know request for awarded grant money for sidewalk installation yielded a response of that information is not available for thirty days. If grant money was available, one would expect the Commissioners to share that information immediately. Additionally, a recently published letter to the editor highlighted an attempt to condemn property and seize it under eminent domain. The owner of the property had never been approached by the BOC to discuss a sale. This approach to managing

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Township business shows a blatant disregard for the rights of private property owners and serious disrespect for local residents. A recent social media site for two incumbent commissioners noted that they had spoken with me regarding the details of the 2040 Comprehensive Plan and that I am spreading false information about the plan. I have never spoken with any member of the BOC regarding any aspect of the Comprehensive Plan. I have reviewed the plan and my campaign is instructed to share the facts detailed in the plan. Recently I submitted several Right to Know requests. Shortly after submission, the incumbents social media page ridiculed the requests, and I was called by the Township Manager and offered a conversation rather than requested documents. Both actions demonstrate an attempt to discourage citizens from requesting and receiving documents providing insight into Township operations. These are facts, not partisan politics.

Fred Hencken, 802 Clover Drive asked if the money from DARE is being used to fund the K9 unit.

Chief Duffy replied that the Township has a public donation fund of almost \$80,000 that funds the DARE program as well as other programs which will now include the K9 unit.

6. Public Hearing – Ordinance 2021-05 – **To be held on October 19, 2021**

Mrs. Zadell said this Ordinance amends the pretreatment regulations.

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2021-05, amending the code of Upper Gwynedd Township at Chapter 155 – "Sewers," Section 71 – "General Sewer Requirements".

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

T1: Ordinance 2021-05

T2: Proof of Publication of Legal Advertisement – October 7, 2021

7. Request for public comment
8. Close of Public Hearing
9. Approval of Ordinance 2021-05, Pre-Treatment Regulations

Departmental Reports

10. Planning and Zoning Report (E. Van Rieker)

As reported by Van Rieker, Zoning Officer

- **Subdivision/Land Development Plan for 17 Townhomes** (former Jeppy property renamed Wheatley Walk) Preliminary/Final Land development plans approved by the Planning Commission on September 8, 2021
This was recommended for approval by the Planning Commission and is pending action by the BOC.

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- **Lot Line Adjustment Subdivision.** Karamis, 894 & 896 Sumneytown Pike. Tentatively scheduled for BOC in October.
This entails only the modification of a property boundary. We are waiting for the applicant to resubmit.
- **ZHB 21-15, 732 Towamencin Ave.** – Variance to permit detached garage to exceed maximum height of 14 ft.
This was granted September 28, 2021
- **ZHB 21-16, 222 Hunter Lane** – Variance to permit 1 story entrance to extend into front yard.
This was withdrawn by applicant and no hearing occurred
- **Merck Building WP63A.**
The Preliminary/Final Plans are scheduled for the Planning Commission on October 13, 2021
- **ZHB 21-17, 831 Ridgeview Dr.** – construction of a roof over an elevated deck and patio
This is a rear yard variance request for dimensional approval.

11. Engineering Report (Isaac Kessler)

As reported by Isaac Kessler, Township Engineer

- **Stormwater Assessments –**

Following each site meeting at a resident's property, we review the Township pipe system mapping, flood maps, and local topography to determine recommendations and coordinate with Township staff to address concerns.

- **MS4 Program**

The annual report was submitted to PADEP on September 22nd. The Township's permits are in good standing, and we continue into our next annual reporting period.

Liz K. McNaney, PRESIDENT
Finance/Personnel/Administration

12. Staff Department Reports

Parks & Rec	Public Works	Police	Zoning	Code Report
Eng. – EEMA	Eng. – RVE	UGFD	NPFD	

This will be placed on the consent agenda

13. Public Meeting Minutes of September 13, 2021

This will be placed on the consent agenda

14. Public Meeting Minutes of September 21, 2021

This will be placed on the consent agenda

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15. Approval of Resolution 33-2021, State Aid

Mrs. Zadell stated this refers to the Pension Aid we receive from the state. The impact of the state aid is accounted for in our budget process. We are requesting \$189,593.47 for the Police Pension Plan and \$175,000 for the Non-Uniform Pension Plan for a total of \$364,593.47 in state aid.

16. Resolution 34-2021, authorizing the Finance Administrative Assistant access to the Berkheimer Tax information

This resolution grants permission for an additional person to access the Berkheimer Tax information.

17. Announcement of Budget Work Sessions

- October 14, 1 pm
- October 21, 1 pm
- October 28, 1 pm

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

18. Merck & Co. waiver request from Chapter 113-1 & 124-5 for extended work hours to perform crane lifts for Buildings WP50 Utility Rack and WP54 Chiller Addition. Sundays beginning November 7 – November 21, 2021

This will be placed on the consent agenda

19. Approval of Escrow Release #2 for West Prospect Avenue, Deluca in the amount of \$97,235.16

This will be placed on the consent agenda

Katherine D. Carter **Public Safety**

20. Approval of contract with Telford Veterinary Hospital for the care of K9s Gunner and Fury in the amount of \$2,161 per dog annually to be paid for by public donations.

Officer Toro interviewed veterinarians that deal with police canines and recommended Telford Vet Hospital for Gunner and Fury.

Fred Hencken, 802 Clover Driver asked who funds the officer's training of the K9's. Mrs. Zadell said it is funded by public donations. Mr. Hencken then asked what else comes out of the public fund.

Chief Duffy said Public Donations are used for canine unit, DARE, community relations events, giveaways, training events.

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Ruth S. Damsker Public Works/Parks/Recreation

21. Carnival Thank you's (October 19, 2021)

Mrs. Zadell reported more tickets were sold at this year's carnival than ever before.

22. Approval of the Stormwater Best Management Practices Operations and Maintenance Agreement for 447 Amity Lane.

This a grading permit for a rear yard pool and pergola. Once the work is completed, the property owner must maintain the stormwater feature to make sure it is functioning properly.

23. Approval of Storage Tank Removal Bid to TTI Environmental Inc. in the amount of \$240,197.89 (via roll call vote)

Mrs. Zadell said this project removes and replaces the underground fiberglass tanks that EPA recommended we remove. These tanks have been in place from the 1960's. This bid exceeded our estimated cost and is overbudget by \$75,000. However, this project is funded out of the capital budget and there is enough money to cover the shortfall. Mr. Kessler said the tanks are located between this building and the Public Works buildings.

24. **DECISION:** Approval of Resolution 35-2021, PECO Natural Lands grant for Jacks Lane cleanup

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

Jim Thompson, 1222 Scobee Drive, asked the Commissioners if everyone read the packet. Mrs. McNaney responded that the packet is distributed in advance of the meeting, so the Commissions have time to review and ask questions if needed.

Fred Hencken, 802 Clover Drive, asked Commissioner Damsker how the 25 + 1 Park Sci event was planned. Mrs. Damsker said the event was open to the entire community and advertised in the newsletter, website and on social media. There was no sign up for the event as it was a celebration for all. Mrs. Zadell added that included in the advertisements were mention of those who worked on the playground construction to join the event.

Martha A. Simelaro Wastewater Treatment

25. Payment #3 to Blooming Glen Contractors for the Chemical Feed Replacement Project in the amount of \$48,979.41 (via roll call vote)
26. Payment #17 to Eastern Environmental Contractors for the WWTP Hydraulic Expansion Project in the amount of \$9,129.43 (via roll call vote)
27. Payment #10 to BSI for the Pump Stations Electrical Contract in the amount of \$61,860.00 (via roll call vote)
28. Payment #22 to PACT for the Force Main and Pump Stations in the amount of \$41,403.45 (via roll call vote)

All payments will be moved to the consent agenda

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Mrs. Zadell gave an update on the WIP Project. The mechanical plugs are in the pipes diverting all flow from Towamencin Township to the UGT Wastewater Treatment Plant.

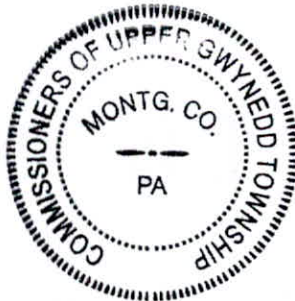
Other Business

29. Approval of October 2021 Open Invoices (via roll call vote)
30. Approval of October 2021 Paid Invoices (via roll call vote)
31. Call for Adjournment

Mrs. Hull stated at our last meeting, there was a length discussion regarding the Martin Tract. We agreed to again meet with property owner Tom Martin regarding his tract of land on Allentown Rd. and Broad St. As a result of this meeting, we have instructed Township Administration and Professionals to investigate the possibility of a compromise for the future use of the property. Mrs. Hull added that more information will be forthcoming.

Mrs. McNaney announced that several residents contacted the Commissioners after hearing they were planning to put in sidewalks and bill the residents for the work. She assured the residents that this is false information, and the BOC would never require residents to install sidewalks or streetlights on their properties. She went on to say that is not what our Comprehensive Plan is about. The Comprehensive Plan recommends updates to the Township's code to require sidewalk installations for new development and to pursue grant funding opportunities for pedestrian improvements.

Mrs. McNaney adjourned the meeting at 7:52 pm.



Respectfully Submitted,



Sandra Brookley Zadell
Secretary

Approved November 16, 2021

/djl