

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING**

TUESDAY, JULY 25, 2017

SUPERVISORS PRESENT:

Stephen Paccione, Chair
Kathleen Hunsicker, Vice-Chair
Edward J. Brandt
Dr. J. Richard Booth
Mark Grey

STAFF:

Craig T. McAnally, Township Manager
Jamie Worman, Assistant Township Manager
Carole Culbreth, Assistant Secretary
Michael Savona, Esq., Solicitor
Michael DeStefano, Public Works Director
Steven Wiesner, Finance Director

Call to Order and Pledge of Allegiance

The Chairman called the meeting to order at 7:40 p.m. in the Lower Gwynedd Township Municipal Building and led those in attendance in the pledge of allegiance. The Chairman stated the Board of Supervisors met in an Executive Session before the meeting on a Real Estate matter.

BUSINESS & FINANCIAL

Receipt of Meeting Minutes: June 27, 2017

The Board of Supervisors received the minutes of the June 27, 2017 Regular Meeting. The Chair asked if there were any questions or corrections on the above minutes. There were none. Dr. Booth made a motion, seconded by Ms. Hunsicker to approve the minutes of June 27, 2017. The motion carried 5 - 0.

Receipt of Invoice History by General Ledger Account for June, 2017

The Board of Supervisors received the Invoice History for the month of June, 2017 in the amount of \$1,976,150.94. The Chairman asked if there were any questions or comments. There were none. Dr. Booth made a motion, seconded by Ms. Hunsicker to approve the Invoice History by General Ledger Account for June, 2017 in the amount of \$1,976,150.94. The motion carried 5 - 0.

Receipt of Year-to-Date Budget Report for June, 2017

Mr. McAnally stated the Board received the June 2017 Financial Statements and Mid-Year Review. Mr. Wiesner presented the Mid-Year Budget Report. He stated the Township's Balance Sheet remains strong with the mid-year cash balance in the General Fund amounting to 38.4% of budget; and the Balance Sheet of the Sewer Fund is also very strong. Mr. Wiesner stated Real Estate Taxes; Act 511 Taxes; Real Estate Transfer Tax; Earned Income Taxes; and Permit Revenues are all trending higher in the 2017 mid-year report. Mr. Wiesner stated the Township should not rely too heavily on Earned Income Taxes which can be an issue if a recession hits. He stated the Township is prudent with expenditures. This item was tabled until the next Board Meeting on August 22, 2017.

PUBLIC COMMENTS

The Chairman opened the meeting for public comment for items not on the agenda.

Hilary Goodman, Bethlehem Pike Beautification Committee, stated Harth Builders in conjunction with the Lower Gwynedd Business Association and the Bethlehem Pike Beautification Committee are developing an initiative to assist Spring House business owners in creating a more vibrant commercial corridor. She also stated they would like to add potted plants and crosswalks on Bethlehem Pike. Ms. Goodman stated they have the Boy Scouts and Spring House Estates Garden Club as volunteers. She asked what the Township could do to help fund their initiatives.

Connie Brick, Lower Gwynedd Business Association, addressed the Board and identified some of the initiatives that would create a more vibrant commercial corridor. She stated one initiative is the addition of some crosswalks along Bethlehem Pike. Ms. Brick stated the Bethlehem Pike Beautification Committee has contacted Representative Todd Stephens to start the process. She asked the Township to consider submitting an application for a Highway Occupancy Permit and a Traffic Signal Permit Modification Plan to PennDOT. Mr. Brandt stated the Township will work with you. Mr. Paccione stated the potted plants sounds nice only as long as they are maintained, and he does not want this initiative to be on the backs of the taxpayers.

There were no other comments.

BUILDING AND ZONING

Authorize Advertisement of General Zoning Ordinance

Mr. McAnally asked for authorization to advertise an ordinance amending Section 1250 to provide a new definition for flag lots; and amending Chapter 1298 to provide for certain new dimensional and other requirements related to flag lots; providing for certain amendments concerning projections into required yards; repealing and replacing certain regulations governing the placement of home generators within required yards; repealing certain provisions related to detention basins throughout the current zoning code; repealing any other inconsistent ordinances or parts of ordinances; providing a severability clause; and providing for an effective date. Mr. Brandt made a motion, seconded by Ms. Hunsicker to authorize advertisement of the General Zoning Ordinance as stated above. The motion carried 5 - 0.

Authorize Advertisement of Overlay District Ordinance

Mr. McAnally asked for authorization to advertise the Overlay District Ordinance which will amend certain provisions of the code of Lower Gwynedd Township; Specifically amending Chapter 1271 (Lower Pike Overlay District) and specifically amending 1271.02, 1271.03, and 1271.05; providing for certain permitted and prohibited uses and certain yard requirements; further amending the zoning map of Lower Gwynedd Township to classify certain parcels as included within the Lower Pike Overlay District; repealing any inconsistent ordinances; providing a severability clause; and

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providing for an effective date. Mr. Brandt made a motion, seconded by Ms. Hunsicker to authorize advertisement of Overlay District Ordinance as stated above. The motion carried 5 - 0.

OTHER BUSINESS

Amended and Restated Declaration of Covenants (Reserve of Trewellyn HOA)

Mr. Savona stated the Reserve of Trewellyn Homeowners Association, by their counsel Marjorie Brown, Esq., asked for Township approval of an Amended and Restated Declaration of Covenants. He stated the amendment centers around stormwater management. Mr. Savona recommended approve of this amendment. Ms. Hunsicker made a motion, seconded by Mr. Grey to approve the Amended and Restated Declaration of Covenants (Reserve of Trewellyn Homeowners Association). The motion carried 5 - 0.

Second Amendment to Agreement of Sale 900 Sumneytown Pike (Dager)

Mr. Savona stated the Township approved the Agreement of Sale 900 Sumneytown Pike and closing will take place July 27, 2017. He stated the title company asked for a second amendment which corrects the name of the seller to The Charles H. Dager Family Limited Partnership and replaces the Estate of Charles H. Dager. Mr. Savona recommended the approval of the agreement. Mr. Brandt made a motion, seconded by Ms. Hunsicker to approve the Second Amendment to Agreement of Sale 900 Sumneytown Pike. The motion carried 5 - 0.

Resolution No. 2017 - 20: Acquisition of 900 Sumneytown Pike (Dager)

Mr. Savona stated the above Resolution No. 2017 - 20 authorizes the condemnation and taking by eminent domain of 900 Sumneytown Pike. He recommended the adoption of Resolution No. 2017 - 20 which eliminates the Township from paying Real Estate Transfer Tax on the property. Ms. Hunsicker made a motion, seconded by Mr. Grey to adopt Resolution No. 2017 - 20: Acquisition of 900 Sumneytown Pike (Dager). The motion carried 5 - 0.

Acceptance of Demolition Proposal for 900 Sumneytown Pike (Dager - AKA Texaco Station)

Mr. McAnally stated three competitive estimates ranging from \$18,750 to \$16,600 were received to complete the demolition work at 900 Sumneytown Pike. Mr. DeStefano stated the Public Works Department recommends that we accept and approve the estimate submitted by Tinari Contractors in the amount of \$16,600 for the demolition work. He stated prior to demolition work we will need to have the asbestos and rodent certification completed when the Township obtains ownership. Dr. Booth made a motion, seconded by Mr. Grey to accept the demolition proposal for Sumneytown Pike (Dager) from Tinari Contractors in the amount of \$16,600. The motion carried 5 - 0.

Acceptance of Demolition Proposal for 812 Norristown Road (Gwynedd Mercy Academy Pump Station)

Mr. McAnally stated 812 Norristown Road (Gwynedd Mercy Academy Pump Station) has been abandoned. He stated Gwynedd Mercy Academy is not interested in taking ownership. Mr. McAnally stated the public works department received three very competitive estimates for demolition, and they recommended Apcon the lowest bid in the amount of \$7,950. Ms. Hunsicker made a motion, seconded by Dr. Booth to accept the demolition proposal for 812 Norristown Road

(Gwynedd Mercy Pump Station) from Apcon Environmental Services in the amount of \$7,950. The motion carried 5 - 0.

Authorization to Perform Capital Repairs and Upgrades to Centennial Trail, Penllyn Woods and Oxford Park

Mr. McAnally stated the Public Works Department asks permission to begin working on the capital repairs and upgrades to Centennial Trail, Penllyn Woods and Oxford Park. He stated \$12,550 was allocated in the 2017 capital budget. Dr. Booth made a motion, seconded by Mr. Grey to authorize the capital repairs and upgrades to Centennial Trail, Penllyn Woods and Oxford Park. The motion carried 5 - 0.

Authorization for Change Orders for 2017 Road Program

Mr. DeStefano stated Change Order No. 1 consists of manhole adjustments and manhole castings. He stated Change Order No. 1 is an increase in the contract amount by \$11,350 to a final contract amount of \$234,336.60 payable to Joseph E. Sucher and Sons, Inc. Mr. DeStefano stated Change Order No. 2 consists of concrete overruns in the amount of \$6,005 to a final contract amount of \$139,375.00 payable to Ocean Construction, LLC. The Public Works Department recommends the approvals of Change Order 1 and Change Order 2. Mr. Grey made a motion, seconded by Dr. Booth to authorize change orders for 2017 Road Program as noted above. The motion carried 5 -0.

Proposal for Replacement Windows for Township Building

Mr. McAnally stated the Township Building Windows are over 30 years old. He stated when the energy audit was completed along with the efficient HVAC system installed in 2015 a study recommended replacement of the windows with energy-efficient low E windows. He stated 84 Lumber, a CoStars vendor, submitted a proposal for 49 replacement windows installed at the Township in the amount of \$75,237.60. Mr. McAnally stated a proposal for the last six windows which will require high reach equipment for measurements will follow once the work takes place. Ms. Hunsicker made a motion, seconded by Mr. Brandt to accept the proposal submitted by 84 Lumber for 49 replacement windows in the amount of \$75,237.60. The motion carried 5 - 0.

Proposal for New Flooring for Penllyn Woods

Mr. McAnally stated the Penllyn Woods Park Building flooring in the meeting room and concession area are in need of replacement flooring. He stated a proposal for the replacement flooring was submitted by Roy Lomas Carpets in the amount of \$7,660 for the removal and replacement of the vinyl flooring in the meeting room and concession area. Mr. Brandt made a motion, seconded by Ms. Hunsicker to accept the proposal of Lomas Carpets in the amount of \$7,660. Mr. Brandt stated this is contingent on the Manager checking with D'Agostino Carpets' (Ambler) pricing first. The motion carried 5 - 0.

CIPP - Easement/Sumneytown Pike

Mr. DeStefano stated the public works department respectfully asks permission to line an additional 3,550 lineal feet of 12" sanitary sewer main going down through the easement that runs parallel to the stream from Sumneytown Pike to Forest Hill Drive. He stated the Township has experienced problems in the past with manhole and sewer main failures and this would be a preventative

measure. Mr. DeStefano recommended the estimate submitted by Am-Liner East Inc. through the CoStars Contract in the amount of \$162,412.50. Dr. Booth made a motion, seconded by Ms. Hunsicker to approve the Am-Liner East Inc. estimate in the amount of \$162,412.50. The motion carried 5 - 0.

Sale of Surplus Equipment from Municibid

Mr. McAnally recommends that the following bids from Municibid be accepted:

- Powerware 15 KVA UPS Unit – Pierre Marcelin - \$100.00
- 1999 Beck 10,000 GVW Trailer – Regan Fox - \$1600.00
- 1995 Coates 5050E Tire Mounting Machine – Anthony Aschman - \$1065.00
- 1995 Coates 700 Direct Drive Spin Balancer – Stephen Gaspar - \$470.00
- 3) Five Drawer Flat File Cabinets – Joshia Varrone - \$111.00

Mr. Grey made a motion, seconded by Mr. Brandt to accept the sale of the above surplus equipment from Municibid in the amount of \$3,346.00. The motion carried 5 - 0.

Proposal from Gilmore & Associates, Inc. (Wood Bridge Road Culvert Replacement Project

The above item has been tabled.

MANAGER’S REPORT

Report from the Manager – Municipal activities, projects

Mr. McAnally stated the Zoning Hearing Board meeting for August has been postponed until next month.

Mr. McAnally stated the next Board of Supervisors Meeting will be held on August 22, 2017 at Gwynedd Estates.

SUPERVISORS/STAFF COMMENTS

Mr. Brandt thanked the Public Works Department and the Police Department for their help with the Kiwanis Carnival and Fireworks.

Ms. Hunsicker commented that the Township’s purchase of the old Texaco Station was a long time coming. She stated it will be the gateway to Lower Gwynedd Township.

There being no further questions or comments, the meeting was adjourned at 8:35 p.m. until the next Regular Meeting scheduled on August 22, 2017 at Gwynedd Estates.

Respectfully submitted,

Carole Culbreth
Assistant Secretary