

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, DECEMBER 9, 2025**

SUPERVISORS:

Danielle A. Duckett, Chair
Michael Twersky, Vice Chair
Janine Martin
Tessie McNeely - absent
Jimmy Chong

STAFF:

Mimi Gleason, Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Chad Dixson, Traffic Engineer, Bowman Company
Melinda Haldeman, Finance Director
John Farrell, Project Manager/EMC

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:05pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors (BOS) met in executive session prior to tonight's meeting to discuss matters of real estate related to easements and road rights-of-way, potential litigation related to code enforcement and matters of personnel.

The BOS congratulated Lower Gwynedd Township volunteer and resident, Dick Target, for receiving a 2025 National Philanthropy Day Award from the Greater Philadelphia Chapter of the Association of Fundraising Professionals in the category of Outstanding Individual Philanthropist.

The BOS congratulated Foulkeways for receiving Montgomery County's 2025 Charles J. Tornetta Planning Advocate Award for sustainability planning, environmental stewardship, and community engagement, encompassing projects and practices embedded throughout the property's 130 acres and into the residents' daily lives.

PRESENTATION BY POLICE DEPARTMENT: overview of e-bike laws and safety, and ideas for Police Department community outreach education

Officer Jamie Sharkey gave a presentation on e-bike safety and the laws surrounding them, as sales of these types of bikes have gone up significantly. Officer Sharkey highlighted regulations governing e-bikes ridden on roads, including age and speed limits, and described how e-bikes can exceed those limits, as well as etiquette to keep in mind when operating them on trails. The BOS asked that he prioritize getting this information out to the schools for distribution, as well as posting the information on both the township and police websites. Margaret Fillinger, 1020 Tintern Drive, asked how these regulations will be enforced, as she has called the police on multiple occasions about high-speed bikes on the trails. Officer Sharkey stated that it can be hard, as the police must physically see the bikes and the riders.

PUBLIC COMMENTS

Residents from Montgomery Road and Cedar Lane attended to discuss their ongoing issues with noise from the air conditioning chiller at the Wissahickon Middle School. They came to respond to the communication they received from the Township Solicitor, Neil Stein, in response to their email. Eric Rudolph, 537 Montgomery Road, Irene Lewis, 513 Montgomery Road, and James Jacquette, 413 Cedar Lane, spoke. Mr. Rudolph and Ms. Lewis are concerned about the noise mitigation buffer that was installed around the chiller, as it could be a fire hazard due to the lack of circulation around the unit. Ms. Duckett clarified that this is a new concern that they have. Mr. Jacquette again questioned the time of day the Township's consultant conducted the noise study. Mr. Stein commented that the BOS will not be responding to any comments due to the threat of litigation. The statement he made speaks for itself. Ms. Duckett read the response that Mr. Stein sent to the residents.

BUILDING AND ZONING

Public hearing to consider, and potentially approve, Ordinance # 552, an amendment to F District regulations in the zoning ordinance and zoning map boundaries as requested for Ambler Yards' proposed self-storage and apartment development

A public hearing was held and transcribed by a court reporter and is available upon request. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve ordinance #552 amending F District regulations in the zoning ordinance and zoning map boundaries. Motion passed 4-0.

Public hearing to consider Ordinance #553, an amendment to zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District as requested for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties.

A public hearing was held and transcribed by a court reporter and is available upon request. No vote was taken on this matter.

GENERAL BUSINESS

Consider approval of the 2026 Final Budget

Following a presentation by the Finance Director, the BOS engaged in a discussion about the 2026 budget and authorized advertisement of the preliminary budget at the November 18, 2025 meeting. No comments from the public were received. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the 2026 budget. Motion passed 4-0.

Resolution #2025-19 setting the real estate tax rate and streetlight assessments for 2026 (no increase in rate)

The overall tax millage rate paid by owners with taxable properties will remain unchanged for 2026. The rate has remained the same since 2011. However, the allocation of the rate is shifting, as the recreation fund is being phased out and those expenses are moving to the general fund. There are no changes to the streetlight assessments. Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2025-19 establishing the Township's real estate tax millage for 2026. Motion passed 4-0.

Resolution #2025-20 ratifying supplemental appropriations

Resolution #2025-20 ratifies the budget amendment and fund transfers associated with the payment of the estimated just compensation for the acquisition of a portion of 1201 Sumneytown Pike. \$3.3 million will be added to the 2025 budget for the land acquisition along with a \$2.4 million transfer from the Open Space Fund to the Capital Reserve Fund for the purchase. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2025-20 ratifying supplemental appropriations. Motion passed 4-0.

Resolution #2025-21 authorizing the transfer of general fund surplus into capital reserve

After further review of the General Fund, it is anticipated that there will be a surplus greater than budgeted for 2025. Much of this surplus is related to the collection of prior years' Business Privilege taxes estimated at \$250,000. Finance is requesting authorization to transfer that amount from the General Fund to the Capital Reserve Fund. Ms. Duckett made a motion, seconded by Ms. Martin, approve Resolution #2025-21 to transfer the General Fund surplus to the Capital Reserve Fund. Motion passed 4-0.

Resolution #2025-22 approving a new debt management policy

Staff have been working with Obermeyer, the Township's bond counsel, and PFM, the Township's Financial Advisor, to develop guidelines for evaluating the appropriate need, purpose and timing of Township debt issuances. These procedures will support prudent financial planning and compliance with state laws and other legal requirements. Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2025-22 approving the new debt management policy. Motion passed 4-0.

Resolution #2025-23 approving a new post-issuance compliance policy for tax-exempt bonds

Obermeyer, the township's bond counsel, and PFM, our financial advisor, recommended we develop a Post-Issuance Bond Compliance Policy to aide in the compliance of federal and state

regulations for bond issuances. This policy will be monitored and fulfilled by our Finance Director, who will have the title of Compliance Officer in this policy. After some discussion amongst the BOS, it was decided to add a line in paragraph two indicating that a third party could be brought in should the Finance Director determine she needs assistance or training. Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2025-23 establishing a new post issuance compliance policy for tax-exempt bonds. Motion passed 4-0.

Consider approval of a contract with Alloy5 in the amount of \$617,300 for architectural services and MEP and structural engineering services for design of a new Public Works garage

The Township received proposals from four architectural/engineering teams for the design of the new Public Works facility. After reviewing the proposals with Township staff, the Solicitor, and Boyle Construction, our construction management firm for the project, staff are recommending Alloy5 Architecture. Boyle recommended removing the civil engineering portion of the proposals and issue a separate RFP for that work. The total proposal for services will be \$617,300. Mr. Twersky asked if removing the civil engineering portion will lower the total costs. Mr. Farrell replied that we are hoping tht it works that way. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the contract with Alloy5 once the terms are finalized to the satisfaction of the Township Solicitor. Motion passed 4-0.

Consider authorization to issue an RFP for site civil engineering services for design and permitting of a new Public Works garage

Boyle Construction recommended separating the site civil engineering work from the architectural and other engineering work for the Public Works garage. Boyle will assist with preparing the Request For Proposals (RFP) and identify potential firms from which to solicit proposals. Staff are asking for authorization to issue an RFP for the civil engineering services for the new Public Works garage. Ms. Duckett made a motion, seconded by Ms. Martin, to approve authorization for an RFP for civil engineering services for the Public Works garage. Motion passed 4-0.

Approval of invoice report for December 9, 2025

The BOS received the invoice report for checks dated December 9, 2025, totaling \$624,640.81. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the invoices dated December 9, 2025. Motion passed 4-0.

Approval of minutes – November 18, 2025

The BOS received the minutes from the November 18 meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the minutes. Motion passed 4-0.

SUPERVISOR LIAISON REPORTS

No liaison reports were provided.

STAFF UPDATES

Penllyn Pike & Trewellyn Ave traffic signal improvement

Mr. Dixon provided an update on the traffic signal project at Penllyn and Trewellyn Ave. The plans have been submitted to Montgomery County and PennDOT twice for permit review. The County has requested changes to ADA crossing from the parking lot to the church by this intersection, as well as steps that lead from the sidewalk to the church. Mr. Dixon previously reviewed the plans for the intersection improvement with the church and will do so again based on these recent comments.

SUPERVISORS COMMENTS

All the Supervisors wished everyone a Happy Holiday Season. Ms. Martin thanked Ms. McNeely for her years of service on the Board. Mr. Chong asked everyone to keep the e-bike information in mind before purchasing. Mr. Twersky thanked the fire companies for their work at the fire on Hoover Road and thanked them for keeping us safe. Ms. Duckett thanked Ms. McNeely for her commitment and service on the Board over the past six years. She wished her well with all she does moving forward. She also thanked the staff for everything they have done this year.

Adjournment

Ms. Duckett made a motion, seconded by Mr. Twersky, to adjourn the meeting at 9:35pm. Motion passed 4-0.

Respectfully submitted,

Michelle Farzetta
Office Manager