AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
SEPTEMBER 28, 2020

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Matthew W. Quigg
Beth A. Staab

Carolyn McCreary
Township Manager

ACTION MEETING – 7:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcements
5. Announcement of Executive Session
6. Consider Approval of Minutes of September 14, 2020 Meeting
7. Consider Recognition of Police Department Commendations to Officers
8. Consider Recognition of PEMA Certifications
9. Consider Recognition of Township Residents: Judge Andrea Duffy and Ginny Bailey
10. Presentation: Westrum Development Co. Proposed Land Development Project – 10 acre parcel behind 960 Bethlehem Pike
11. Consider Zoning Hearing Board Application - 100 Baker Place
12. Consider Award of Bid for HVAC Replacement Project for Township Building
13. Consider Approval of Settlement of Board of Assessment Appeals
14. Consider Change Order for Friendship Park Project
15. Discussion of Proposed Capital Purchases and Projects in Preliminary 2021 Budget
16. Consider Payment of Bills
17. Old Business
    a. Consider Authorization to Advertise Human Relations Commission Ordinance
18. New Business
    a. Department Reports
    b. Committee Liaison Reports
19. Adjournment

Future Public Hearings/Meetings:
10-12-2020 @ 7:00pm – Board of Supervisors

PLEASE NOTE: For the safety of all participants, masks must be worn in the Township building and meeting room. Social distancing measures have been put into place which reduces the number of people who can safely occupy the meeting room. You may be asked to wait in the lobby if the room capacity has been reached. Thank you for your patience and cooperation in working to keep everyone safe.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 3

SUBJECT: Public Comment
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 4

SUBJECT: Announcements
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

---

1. **Township Building Planned Reopening:** The Township building will reopen to the public on Thursday, October 1. As we are still in the green phase of the Governor's reopening plan we strongly recommend residents make appointments particularly for the Planning & Zoning Department. This is to ensure adequate social distancing to protect the health and safety of our staff and residents. New hours will be 8:30 AM to 3:30 PM Monday thru Friday to allow time for building cleaning and sanitizing each day.

2. **Friendship Park** – Construction is scheduled to begin on Friendship Park on Monday, October 5th. Once completed this park will contain a covered pavilion, accessible playground equipment with a poured play surface underneath it, shade structures, a pickleball court, and walking trail loop. The Township was awarded a $70,000 DCED grant for the construction of the walking trail.

3. **Budget Worksession Dates:** As part of the annual budget process the Board of Supervisors will be holding worksessions with all departments. All meetings are open to the public and because of COVID-19 will be held in the public meeting room instead of the Board conference room. Dates and time are as follow:

   - October 5 6:30 PM
   - October 6 6:30 PM
   - October 19 6:30 PM

   The proposed 2021 Township budget will be presented to the Board of Supervisors at our public meeting on Monday, November 9 at 7:00 PM.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 5

SUBJECT: Announcement of Executive Session
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

The Solicitor will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session on Monday, September 28, 2020 at 6:15 p.m. to discuss one personnel matter and two matters of potential litigation.

The topics discussed are all legitimate subjects of executive session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

PREVIOUS BOARD ACTION:

BUDGET IMPACT:

RECOMMENDATION:

MOTION/RESOLUTION:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 6

SUBJECT: Consider Approval of Minutes for September 14, 2020 Board Meeting
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Please contact Deb Rivas on Monday, September 28, 2020 before noon with any changes to the minutes. Thank you.

MOTION/RESOLUTION:

Motion to approve the minutes of the September 14, 2020 meeting.

DRAFT

MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 14, 2020

At 6:15 p.m., Chair Tanya C. Bamford called to order the Executive Session at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. In attendance were Supervisors Candyce Fluehr Chimera, Annette M. Long and Beth A. Staab. Vice Chairman Matthew W. Quigg was absent. Also in attendance was Township Manager Carolyn McCreary and Township Solicitor Sean Kilkenny, Esquire.

At 7:00 p.m., Chair Tanya C. Bamford called to order the action meeting at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA.

IN ATTENDANCE:
Chair Tanya C. Bamford
Vice Chair Matthew W. Quigg
Supervisor Candyce Fluehr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esquire

ALSO IN ATTENDANCE:
Police Chief J. Scott Bendig
Director of Admin & HR Ann Shade
Director of Fire Services Bill Wiegman
Director of Planning & Zoning Bruce Shoupe
Director of Finance Brian Shapiro
Director of Recreation & CRC Floyd Shaffer
Director of Public Works Kevin Costello
Director of Information Technology Rich Grier
Recording Secretary Deborah A. Rivas

Following the Pledge of Allegiance, Chair Tanya C. Bamford called for public comment from the audience and there was none.

Chair Tanya C. Bamford announced that the Township hosted a very successful blood drive on Tuesday, August 25, 2020 at the Community and Recreation Center and thanked all of those who attended and supported this great cause. On September 1, 2020, Governor Wolf extended the pandemic disaster declaration for Pennsylvania by an additional 90 days. The Township's disaster declaration will automatically extend until such time as the state declaration ends. Lastly, the General Election will be held on Tuesday, November 3, 2020. All Township polling places will return to their regular locations.

Township Solicitor Sean Kilkenny, Esquire, announced that the Board met in an executive session earlier this evening at 6:15 p.m. to discuss three personnel matters. Mr. Kilkenny stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chair Tanya C. Bamford made a motion to approve the minutes of the August 24, 2020 Board of Supervisors meeting and Supervisor Annette M. Long seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Director of Public Works Kevin Costello introduced the newest Public Works employee, Scott Young, who began his position as laborer on August 31, 2020. Scott will be working under Greg Reiff, Park Foreman, to assist with park maintenance and projects. Resolution #20-138 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, welcomed new employee Scott Young to Montgomery Township.

Donations were presented to the following organizations: Richard Circko, Executive Director of the Visiting Nurse Association Community Services Inc., accepted a donation of $1,500, and Jayne Blackledge, Director of the North Wales Area Library, accepted a donation of $1,500.

At 7:15 p.m. Chairman Tanya C. Bamford opened the Public Hearing for proposed Ordinance #20-321Z Text Amendment: ECPOD Zoning District – Costco Retail Sales of Gasoline by Conditional Use. Notes of testimony were taken by Court Reporter Tim Kurek. Director of Planning and Zoning Bruce Shoupe reported that the Board is being asked to consider a text amendment of the ECPOD Zoning District. Costco has asked the Township to amend the existing text to allow gasoline sales at the existing property in the ECPOD district by conditional use. If the Board approves the request, a conditional use and land development hearing would follow. Township Solicitor Sean P. Kilkenny, Esquire introduced the exhibits into the record. Robert Brandt, Esquire, the attorney representing the applicant, introduced the witnesses, J.P. Andrews of Costco Wholesale, Adam Benosky of Bohler Engineering and John Harter of Atlantic Traffic and Design Engineering. Mr. Brandt provided a background on the project and Mr. Andrews provided a description and plan for the gasoline filling station area at the current Costco Wholesale property. Discussion followed. There being no further comments from the Board or audience members, the hearing was closed at 7:33 p.m. Resolution #20-139 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved Ordinance #20-321Z Text Amendment: ECPOD Zoning District – Costco Retail Sales of Gasoline by Conditional Use.

At 7:35 p.m. Chair Tanya C. Bamford opened the Public Hearing for a proposed amendment to Conditional Use Decision for the Car Wash at Welsh Road and DeKalb Pike. Notes of testimony were taken by Court Reporter Tim Kurek. Director of Planning and Zoning Bruce Shoupe reported that ProReal Ventures LLC Conditional Use Application was approved on June 11, 2018. The hours of operation granted was limited to 8am to 8pm Monday through Saturday, and Sunday 9am to 7pm. The project has been sold to PEMV Partners, LP (Pete's Express). A new Conditional Use Application has been filed seeking a modification of the hours of operation for the new proposed car wash. Kimberly Freimuth, Esquire, attorney for the applicant, reviewed the request to change the hours to be the same as the other locations of Pete's Express, 7am to 7pm Monday through Saturday and 8am to 6pm on Sunday. Discussion followed. There being no further comments from the Board or audience members, the hearing was closed at 7:47pm. Resolution #20-140 made by Chair Tanya C. Bamford, seconded by Supervisor Annette M. Long and adopted unanimously, approved the Amendment to the Conditional Use Decision for the Car Wash at Welsh and DeKalb Pike.

Director of Planning and Zoning Bruce Shoupe reported that a request has been received to modify the approval Resolution #20-26 for 911 Lansdale Avenue by removing the requirement for fencing around the rain garden. Resolution #20-141 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the request to amend Resolution #20-26 as stated.

Resolution #20-142 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized a construction escrow release in the amount of $74,000.00 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

Director of Recreation and Community Center Floyd Shaffer introduced members of the Park and Recreation Board, Linda Brooks, Kim Greene and Mary Beth Meehan, who presented a recommendation from the Park Board to relocate the current Township dog park to the vicinity of the 202 Parkway Trailhead located off of Knapp Road. Ms. Brooks listed the concerns with regard to the current park and its location. The Park Board requested $10,000.00 to be budgeted for a land survey and field study of the proposed new location. Chair Tanya C. Bamford stated that the Board had just begun budget planning, so they could not commit to this amount until they review the whole budget, but there was favorable support to take the steps to do a study. Supervisor Annette M. Long inquired if the Park Board had any estimates of overall costs for a new park. Ms. Brooks

stated that they have studied Whitpain and Doylestown Township parks and those are three acres with a cost between $200,000-$300,000. The Park Board is considering four acres. There was further discussion regarding fundraising and private vs. public ownership of the park for future consideration.

Community and Recreation Center Supervisor Derek Muller presented the roster of Fall 2020 Recreation/Fitness Programs and the recommended fee schedule. The lineup of activities, programs, and Special Events provides a foundation for safe recreation opportunities during the COVID-19 Pandemic. Resolution #20-143 made by Supervisor Candyce Fluehr Chimera, seconded by Supervisor Beth A. Staab and adopted unanimously, approved the 2020 Fall Recreation Program and Fee Schedule.

Chief of Police Scott Bendig reported that Montgomery Township Highway Safety Officer David Dunlap has prepared a grant application to the Pennsylvania Department of Transportation on behalf of the Montgomery Township Regional Traffic Safety Team. The Team was established in 1993 to initially battle the serious problem of drivers operating vehicles while impaired due to alcohol or drugs and removing those drivers from the highways. Additional team initiatives now include combatting aggressive driving, promoting the use of restraint systems, and improving pedestrian safety. Montgomery Township serves as the administrator and the grant funds are used to support police enforcement operations to promote traffic safety initiatives. The grant amount requested is $206,950.00 and will provide funding for the purchase of equipment and payment of overtime for enforcement activities. Resolution #20-144 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, approved the submission of the 2021/2022 DUI Grant on behalf of the Montgomery Township Regional DUI Enforcement Team in the amount of $206,950.00.

Township Manager Carolyn McCreary reported that the Township has sent letters to all of the residents of Montgomery Knoll, notifying them of the proposed landscaping plan which was part of the approved residential subdivision. Residents who have already landscaped their properties and planted trees were given the opportunity to request a waiver from having more landscaping installed which could compromise the trees and shrubs already planted. Staff is recommending that the Board authorize the project to go out for COSTARS bid so we can be in a position to have the work done in the fall. Resolution #20-145 made by Supervisor Candyce Fluehr Chimera, seconded by Chair Tanya C. Bamford and adopted unanimously, authorized the advertisement of the landscaping plan for Montgomery Knoll.

Township Manager Carolyn McCreary reported that a condition of eligibility for funding under DEP's 904 Recycling Performance Grant Program is that the Township provide a separate collection of Leaf and Yard Waste. The current contract with BFI Waste Services expires on 10/31/2020. With this expiration, the Township needs to solicit bids for a new contract to start this November. Resolution #20-146 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the advertisement for bids for Residential Leaf and Yard Waste Collection.

Township Manager Carolyn McCreary reported that the Township is one of eleven (11) municipalities who are members of the Northern Montgomery County Recycling Commission. The Commission was established for the purpose of implementing the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988. Staff is recommending the Board of Supervisors adopt a resolution addressing Act 101 violations by waste haulers and residents. Resolution #20-147 made by Supervisor Candyce Fluehr Chimera, seconded by Supervisor Annette M. Long and adopted unanimously, approved the procedures for Act 101 violations.

Township Manager Carolyn McCreary reported that staff attended a field meeting with representatives of PennDot to discuss concerns regarding the safety of pedestrian and cyclists on the U.S. 202 Parkway trail. The field visit looked specifically at the intersections along the parkway to determine what, if any, changes could be made to mitigate the concerns expressed by Officer Dunlap and Chief Bendig. PennDot has agreed to perform the recommended improvements and install markings on the roadway. Trail improvements will be done by the Township and labor will be provided by Public Works staff. Traffic signal permits must be submitted to PennDot. Resolution #20-148 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the submissions for revised traffic signal permits at the intersections of the U.S. 202 Parkway and Knapp Road, the U.S. Parkway and Costco Drive/Terrace Way, the U.S. 202 Parkway and Horsham Road, and the U.S. 202 Parkway and County Line Road.

Director of Finance Brian Shapiro reported that Act 205, Section 304 requires that the Chief Administrative Officer for Montgomery Township submit the Minimum Municipal Obligation (MMO) for the upcoming budget year to the Board on or before the last business day in September. The MMO is the calculated funding obligation to the Township's Police and Non-Uniform Employee Pension Plans. Resolution #20-149 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, accepted the 2021 MMO for the Montgomery Township Police Pension Fund in the amount of $812,228 and the 2021 MMO for the Montgomery Township Non-Uniform Employee Pension Fund in the amount of $300,211.

Director of Finance Brian Shapiro reported that the Township updated the Purchasing Policies and Procedures on January 28, 2019. Staff has reviewed this policy and made updates and revisions including: Purchasing Thesholds, Types of Purchase Orders, Purchasing Problems and Credit Card/Procurement Cards. These updates/revisions were made to allow flexibility for the Departments to purchase the operation material required for day-to-day tasks. Resolution #20-150 made by Supervisor Candyce Fluehr Chimera, seconded by Supervisor Annette M. Long and adopted unanimously, approved the amended Township Purchasing Policy.

A motion to approve the payment of bills was made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera, and adopted unanimously, approving the payment of bills as submitted for September 14, 2020.

Under other business, Chair Tanya Bamford recommended that the Board members consider a donation be made to the Montco Anti-Hunger Network. This organization was created to address a variety of distribution challenges experienced by area food pantries. As a result of COVID-19, people without the financial cushion needed to endure a layoff, children missing out on school meal programs and senior citizens without means are all at risk of going hungry. The Board was favorable to the Chair's request and a monetary figure of $5,000.00 was offered and agreed to. Township Solicitor Sean Kilkenny, Esquire stated that as a 501(C) 3, the Township is permitted to make this donation under the Second Class Township Code. Resolution #20-151 made by Chair Tanya C. Bamford, seconded by Supervisor Beth Staab and adopted unanimously, approved an annual contribution to the MontCo Anti-Hunger Network in the amount of $5,000.00.

There being no further business to come before the Board, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 7

SUBJECT: Recognize Police Officer Commendations
MEETING DATE: September 28, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

This evening, the Police Department would like to recognize several members of our Department for their exceptional performance in the line of duty as recommended by the Police Department's Award Committee. This committee, appointed by the Chief of Police, considers those cases of outstanding police performances as nominated by the officer's supervisor.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended the Board of Supervisors recognize the outstanding performances of these law enforcement personnel performed in the line of duty.

MOTION/RESOLUTION: (**TO BE READ AFTER THE COMMENDATIONS ARE GIVEN**)

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize and commend these law enforcement personnel for their outstanding performances in the line of duty.

MOTION BY: _____SECOND BY:_____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 8

SUBJECT: PEMA Certification for Township Emergency Management Staff
MEETING DATE: September 28, 2020
BOARD LIAISON: Annette M. Long
INITIATED BY: William F. Wiegman, Director of Fire Services

BACKGROUND:

National Preparedness Month is recognized each September to promote family and community disaster planning now and throughout the year. As our nation continues to respond to COVID-19, there is no better time to be involved in this national initiative. The weekly themes for 2020 National Preparedness Month are Make a Plan, Build a Kit, Prepare for Disasters, and Teach Youth about Preparedness. Montgomery Township Emergency Management Staff engage in various trainings and exercises in order to prepare, respond, mitigate, and recover from disasters. The Staff also obtains certifications through PEMA including Local Municipal Basic, Advanced, and Professional certifications. These certifications are required by PEMA for the Emergency Management Staff.

The purpose of the certification and training program is to prescribe the training required to develop competency in individuals serving as county and local emergency management coordinators and staff. The content of the certification program has been reviewed by a panel of local, county, regional, and state-level emergency management personnel. Authority for this program can be found in Title 35 subsection 7502. The requirements for the certification program include in-person trainings, independent study courses, attendance at quarterly county trainings, and a written endorsement of the county Emergency Management Coordinator. PEMA will issue the appropriate certification once the course work is completed and the Montgomery County Emergency Management Coordinator endorses the application.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Montgomery Township Board of Supervisors recognize the following individuals for recently obtaining their PEMA Certifications.

1. Chief Scott Bendig, Local Municipal Basic Certification
2. Firefighter Andrew Backlund, Local Municipal Basic Certification
3. Firefighter Carmen Conicelli, Local Municipal Advanced Certification
4. Director William Wiegman, Local Municipal Basic Certification

MOTION/RESOLUTION:
None

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 9

SUBJECT: Consider Recognition of Township Residents
MEETING DATE: September 28, 2020
BOARD LIAISON: Tanya Bamford, Chair
INITIATED BY:

BACKGROUND:

The Pennsylvania Federation of Business and Professional Women's Clubs, Inc. (BPW/PA) held its 100th annual convention virtually on Saturday, June 13, 2020. During the convention the BPW/PA's *Public Servant Award* was presented to Judge Andrea Duffy, a Township resident, for her work with DARA and the Liberty & Law civics classes she conducts in the elementary schools within the North Penn School District.

BPW/PA's *Woman of the Year Award* was presented to Township resident, and former Community Recreation Center employee, Ginny Bailey. This is the highest honor BPW/PA can bestow on a member in recognition of contributions to the advancement and ideals of the Pennsylvania federation.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby formally recognize the bestowing of the Pennsylvania Federation of Business and Professional Women's Clubs, Inc. *Public Servant Award* to Township resident, Judge Andrea Duffy and congratulate her on this honor.

Be it further resolved by the Board of Supervisors of Montgomery Township that we hereby formally recognize the Pennsylvania Federation of Business and Professional Women's Clubs, Inc. *Woman of the Year Award* to Township resident, Ginny Bailey and congratulate her on this honor.

Motion by: _____ Seconded by: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD INFORMATION SUMMARY

Item # 10

SUBJECT: Discuss Proposed Development of 10 +/- acre vacant parcel behind the Roadway Inn, 969 Bethlehem Pike – Westrum Development Company.

MEETING DATE: September 28, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Staff had been contacted by Westrum Development Company concerning the development of the vacant 10 +/- acre parcel of land behind the Roadway Inn on Bethlehem Pike for approximately 230+ apartments. Westrum Development presented a similar plan to the Board of Supervisors in 2015.

Sierra Management in January 2019 met with staff to discuss a proposed warehouse distribution development and in August 2019, Equus Capital Partners met with staff concerning this property for mixed use, which included the hotel property, for apartments in the front and townhouses in the rear.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: Presently the use is allowed in the I-Industrial zoning district.

RECOMMENDATION: Provide staff direction with direction on how you wish use to proceed.

Proposed Plan for 13-17 Bethlehem Pike, Montgomeryville

September 28, 2020

WESTRUM
DEVELOPMENT COMPANY
Celebrating 33+ Years in Business

Proposed Plan for 13-17 Bethlehem Pike

Today's Objectives

- Westrum Development Company (WDCO)
- Why We Chose this Location/Area – We're Back
- Current Site Conditions
- Introduce LUXOR Lifestyle Apartments
- Discuss *Future Steps*

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Westrum Development Company - Stats

5,000+

Constructed and Occupied For Sale Homes and Apartments

33+ Years in Business

100+ Designed and Developed Properties

50+

Properties Rezoned to our Use

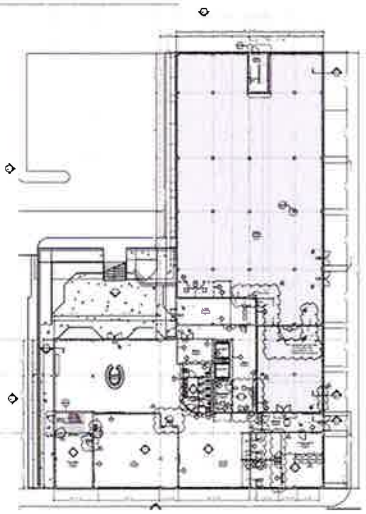
80+

Local, Regional, National Awards

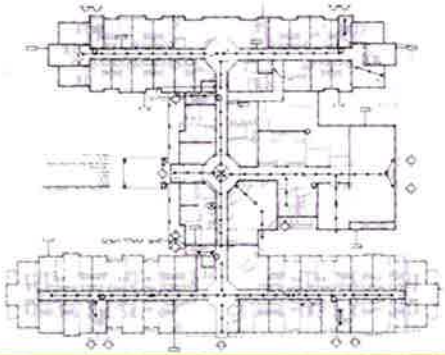
This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

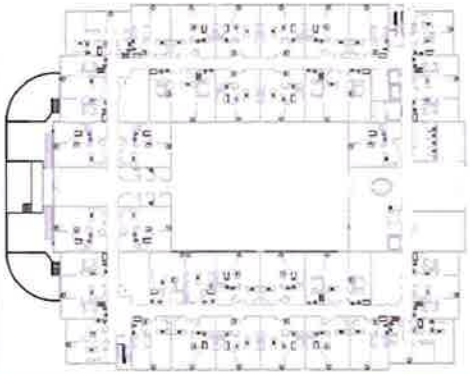
Proposed Plan for 13-17 Bethlehem Pike

Westrum Development Company - Areas of Expertise



- **Land Acquisition** – Disciplined approach through proven metrics
- **Land Use** – Zoning, Rezoning, Municipal Approvals
- **Traditional and Modular Construction**
- **Design and Development** of forward-thinking residential products
  - Urban/Suburban Revitalization/Mixed Use/TOD
  - Master Plans for Large-Scale Redevelopment
  - Senior Living Communities (Independent/Personal Care/Memory Care)





This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Westrum Development Company – Regional Rezoning Experience

Successfully Rezoned 50+ Properties over last 3+ Decades

Montgomery County Rezonings: 17

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	Luxor Luxury Apartments	Norristown	Montgomery	Pennsylvania	Rezone	157	
2	Vista Ridge	Norristown	Montgomery	Pennsylvania	Rezone	38	
3	Arbour Square at HV-Main Street	Lower Salford	Montgomery	Pennsylvania	Rezone	151	x
4	Wooded Pond	Lower Gwynedd	Montgomery	Pennsylvania	Rezone	32	
5	The Hill at Whitemarsh	Whitemarsh	Montgomery	Pennsylvania	Rezone	86	x
6	Davesfield	Upper Dublin	Montgomery	Pennsylvania	Rezone	54	
7	Ballantrae Woods	Upper Dublin	Montgomery	Pennsylvania	Rezone	25	
8	Perkiomen Greene	Perkiomen	Montgomery	Pennsylvania	Rezone	183	
9	Ambler Crossings	Ambler	Montgomery	Pennsylvania	Rezone	275	
10	Arbours at Skippack	Skippack	Montgomery	Pennsylvania	Rezone	183	x
11	Highland Park	Upper Dublin	Montgomery	Pennsylvania	Rezone	24	
12	Highland Park II	Upper Dublin	Montgomery	Pennsylvania	Rezone	9	
13	Meadow Lane Farms	Montgomery	Montgomery	Pennsylvania	Rezone	29	
14	Gentry Manor	Upper Dublin	Montgomery	Pennsylvania	Rezone	11	
15	Arbour Square at HV Hillside	Lower Salford	Montgomery	Pennsylvania	Rezone	125	x
16	Arbour Square Plymouth Meeting	Plymouth Meeting	Montgomery	Pennsylvania	Rezone	196	x
17	Luxor Luxury Apartments	Lansdale Borough	Montgomery	Pennsylvania	Rezone	205	
18	Arbour Square Huntingdon Valley	Lower Moreland	Montgomery	Pennsylvania	Rezone	196	x
					Total	1979	

Philadelphia County Rezonings: 9

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	31 Brewerytown	Philadelphia	Philadelphia	Pennsylvania	Rezone	64	
2	31 Brewerytown 1A	Philadelphia	Philadelphia	Pennsylvania	Rezone	50	
3	The Pointe at 31 Brewerytown	Philadelphia	Philadelphia	Pennsylvania	Rezone	50	
4	The Reserve at Packer Park	Philadelphia	Philadelphia	Pennsylvania	Rezone	220	
5	The Regency at Packer Park	Philadelphia	Philadelphia	Pennsylvania	Rezone	220	
6	Brewerytown Square	Philadelphia	Philadelphia	Pennsylvania	Rezone	144	
7	The Villas at Packer Park	Philadelphia	Philadelphia	Pennsylvania	Rezone	92	
8	Arbours at Eagle Pointe	Philadelphia	Philadelphia	Pennsylvania	Rezone	332	x
9	Hilltop at Falls Ridge	Philadelphia	Philadelphia	Pennsylvania	Rezone	128	
					Total	1300	

Bucks County Rezonings: 6

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	The Orchards at Jericho	Upper Makefield	Bucks	Pennsylvania	Rezone	26	
2	Arbours at Washington Crossing	Upper Makefield	Bucks	Pennsylvania	Rezone	219	x
3	Arbours @ Washington Crossing II	Upper Makefield	Bucks	Pennsylvania	Rezone	80	x
4	Bedminster Square	Bedminster	Bucks	Pennsylvania	Rezone	237	
5	Hopkins Tract	New Britain	Bucks	Pennsylvania	Rezone	86	
6	Krikory Farms	Quakertown	Bucks	Pennsylvania	Rezone	133	
7	Arbour Square Doylestown	Doylestown TWP	Bucks	Pennsylvania	Text Amendment	146	x
					Total	927	

Chester County Rezonings: 5

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	Arbour Square at West Chester	West Goshen	Chester	Pennsylvania	Rezone	149	x
2	Arbours at West Goshen	West Goshen	Chester	Pennsylvania	Rezone	133	x
3	Stony Run	East Vincent	Chester	Pennsylvania	Rezone	92	
4	Anderson Farms	Schuylkill	Chester	Pennsylvania	Rezone	38	
5	Arbours at Westtown	Westown	Chester	Pennsylvania	Rezone	351	x
6	Luxor West Chester	West Goshen	Chester	Pennsylvania	Rezone	205	
					Total	968	

Delaware County Rezonings: 2

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	Arbour Square Glen Mills	Chester Heights	Delaware	Pennsylvania	Rezone	173	x
2	Arbours at Bethel	Bethel	Delaware	Pennsylvania	Rezone	520	x
					Total	693	

Mercer County Rezonings: 4

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	Lawrenceville Point	Lawrenceville	Mercer	New Jersey	Rezone	88	x
2	Coopers Crossing	Trenton	Mercer	New Jersey	Rezone	88	
3	Federal Point	Lawrenceville	Mercer	New Jersey	Rezone	140	x
4	Pennington Point West	Hopewell	Mercer	New Jersey	Rezone	128	x
					Total	444	

Other Counties Rezonings: 5

	Community	Municipality	County	State	Zoning Status	Units	Age Restricted
1	Traditions at Hanover	Hanover	Lehigh	Pennsylvania	Rezone	114	x
2	Hillsborough Pointe	Hillsborough	Somerset	New Jersey	Rezone	85	x
3	Newtown's Landing	Delanco	Burlington	New Jersey	Rezone	250	x
4	SWK	Wisnlow	Camden	New Jersey	Rezone	104	
5	Upper Deerfield	Upper Deerfield	Cumberland	New Jersey	Rezone	160	
					Total	713	

Over 7,000 total units rezoned to date

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

WESTRUM DEVELOPMENT COMPANY
A Leading Residential Real Estate Developer

Proposed Plan for 13-17 Bethlehem Pike

Westrum Development Company - Local/Reginal Experience

Experienced Local Builder/Developer

- ☐ Meadow Lane Farms – Montgomery Twp
- ☐ Pebble Ridge Farms – Towamencin
- ☐ Cambridge Knoll – Montgomery Twp/ Lansdale Borough
- ☐ Tall Pines – Horsham
- ☐ Charter Oaks – Upper Gwynedd
- ☐ Kingswood Estates – Horsham
- ☐ Arbour Square at Harleysville - Harleysville
- ☐ Luxor Lansdale – Fall 2020 start
- ☐ And more…

Proposed Plan for 13-17 Bethlehem Pike

Why We Choose this Location/Area – We're Back

Montgomery Township - A Great Place to Live, Work, Shop

- Easy Access to transportation – RT 309, RT 63 and the RT 202 Bypass, Stump Rd access
- Close to Employment and Retail Hubs
- Close to Recreation, Fitness and Dining
- Urban lifestyle, Suburban Taxes

Proposed Plan for 13-17 Bethlehem Pike

Current Property Conditions

- 10+ Acre Site of a former swim club
- Vacant, overgrown, underutilized since the 1980's
- Current Permitted Uses (LI – "Limited Industrial")
  - Manufacturing (Assembling/Fabrication Plant)
  - Scientific Laboratory/Engineering
  - Agricultural (keeping/raising of livestock or poultry)
  - Truck Depot
  - Manufactured Retail Sales
  - Administration Offices

Proposed Plan for 13-17 Bethlehem Pike

Current Property Conditions cont.

- No Great Economic Asset/Attraction to Montgomeryville
- Proposed development in 2014 prior to Proof of Concept

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Introducing LUXOR Lifestyle Apartments

- Branded LIFESTYLE Community
  - Self-Contained, Highly "Amenitized", Technologically Advanced, and Socially Integrated Environment
  - Exceptional on-site Amenities w/Lifestyle Coordinator

- Proven/Reproduceable Brand
  - Norristown/Plymouth Meeting Opened 2016
  - Under Construction:
    - Bala Cynwyd – Jan 2021
    - West Chester - March/2021
    - Phoenixville - March/2022
  - Approved Projects:
    - Lansdale Borough – Nov/2020
  - Pending Approval:
    - Malvern
    - Media
    - MONTGOMERYVILLE?

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Introducing LUXOR Lifestyle Apartments cont.

- $35 - $40M Investment
- Repurposes Underdeveloped Properties in Strategic Suburban Locations
  - Near employment and social centers
  - Utilizes existing infrastructure
  - Positive economic impact (schools/taxes)
  - Less traffic than commercial uses
- Provides Exclusive, Boutique Multi-Family Platform
  - Targets pent up demand for luxury living
  - Provides affordable/attainable monthly rent option

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments – It's all about the Amenities

- **SECURE** - State-of-the-Art Access/Security/Surveillance Systems
- **IMBIBE** - BYOB Lobby Bar
- **ENGAGE** - Gaming Area (Pool, Shuffleboard, Foosball)
- **MINGLE** - Cyber Lounge
- **POUR** - Self Serve Beverage Station
- **PLAY** - Outdoor Courtyard (grilling, Bocce, firepit)
- **SWAY** - Lounge

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

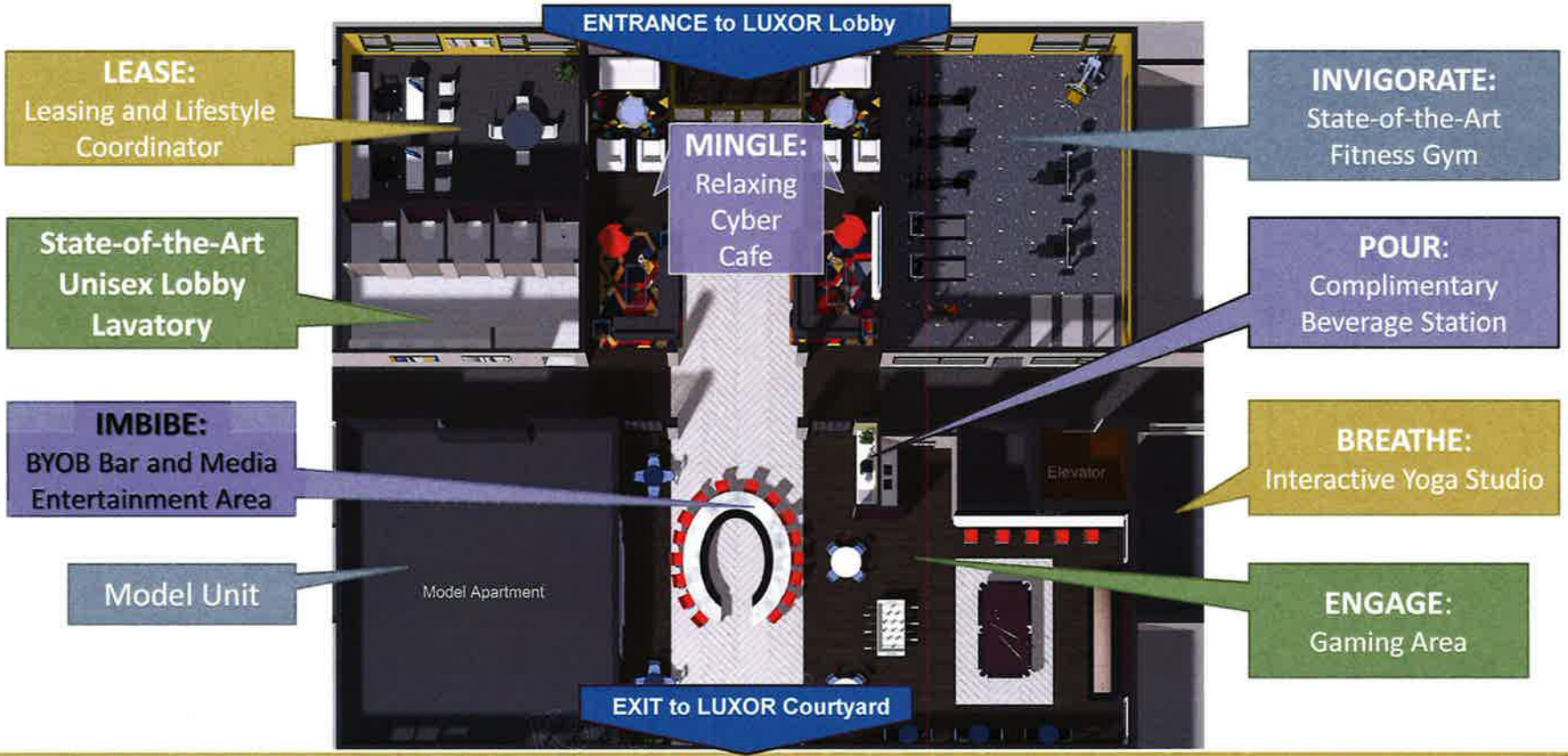
LUXOR Lifestyle Apartments – It's all about the Amenities

- **INVIGORATE** – State-of-the-Art Fitness Center
- **DELIVER** – Mail and Package Receiving Area
- **BREATHE** – Interactive Yoga Studio
- **IMMERSE** – Multi-tiered Infinity Pool Arena
- **COMMUNICATE** – Complimentary Biz Center
- **UNDER PARK** – Under Building Parking Garage
- **WAG** – Dog Park

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments - Lobby Design: Encourages Socialization



This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments - Living Spaces: Modern/Minimalist

Flex Space

Modern Bathrooms

Large Closets

W/D

Abundance of Natural Light

Modern Kitchen

Comfy Dining Area

Lounge Area

No Balconies

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

WESTRUM DEVELOPMENT COMPANY

Proposed Plan for 13-17 Bethlehem Pike

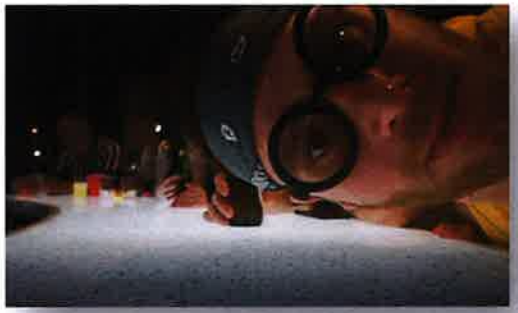
LUXOR Lifestyle Apartments – Target Market

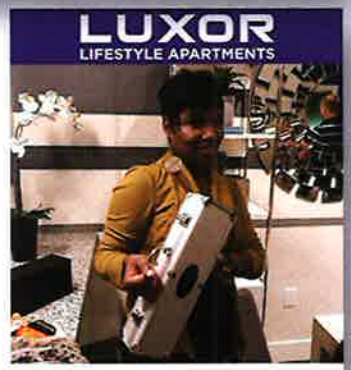
- Millennials (Born 1980 - 2000)
- Single Income No Kids (SINKS)
- Double Income No Kids (DINKS)
- Double Income No Kids Yet (DINKYS)
- Single-Person Households of any age
- High Income – Low Credit
- Indecisive Homebuyers

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments – Target Market Demands

- Urban Boutique experience in Suburban Location
- Close Proximity to Transportation, Employment, Entertainment
- Affordable, *No Hassle* Lifestyle
- Frequent Travel
- Social Integration
- Hotel-like Amenities
- Housing Facility to Show off to Friends and Family
- Limited Long Term Financial Commitment
- Convenient, Safe and Secure Parking





LOVE. LIFE. HERE.™

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments – Proposed Unit Mix

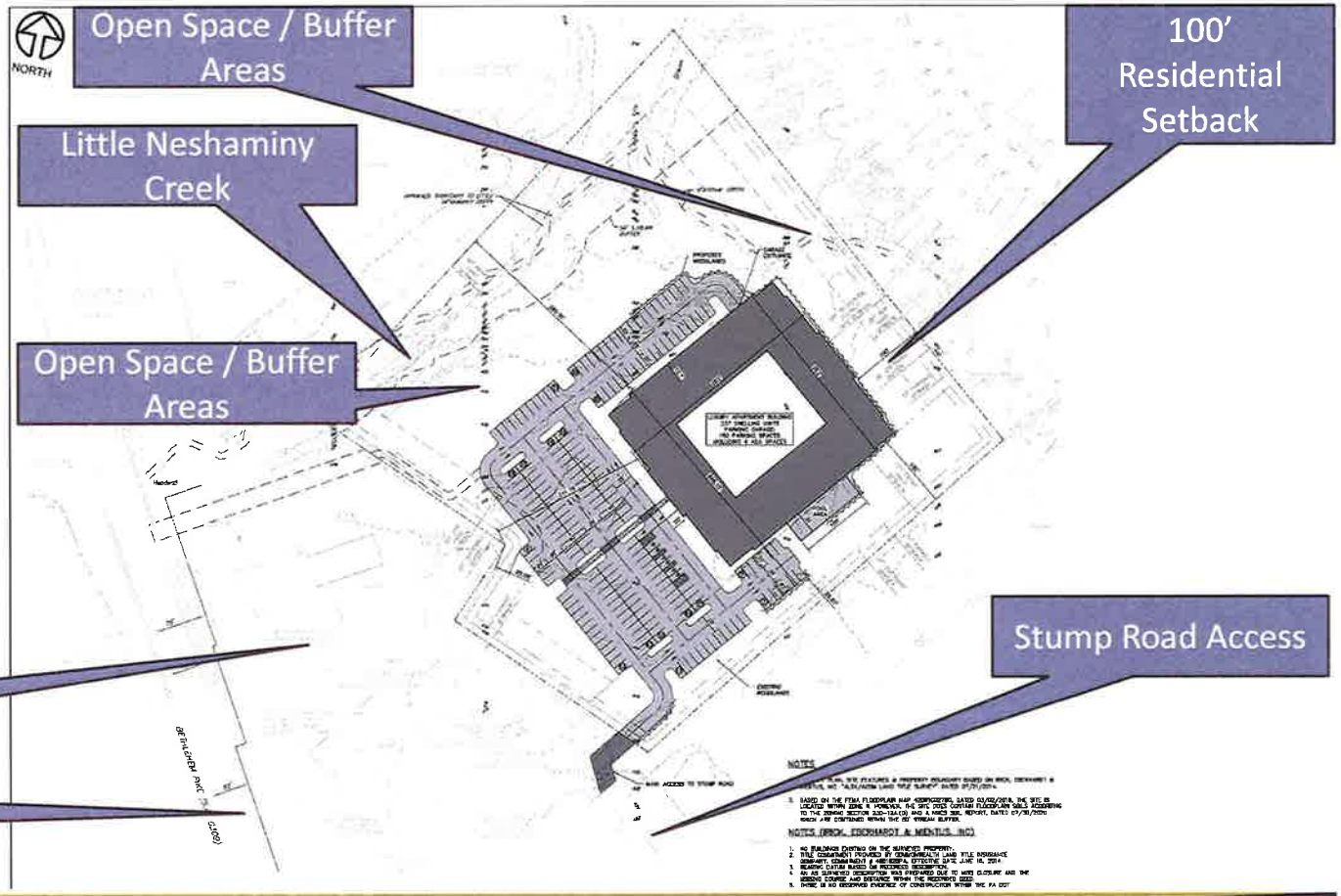
UNIT Type	% of units	Sq. Ft. Range	Rent Range
Studio	23%	575 sq. ft.	$1,360 - $1,400
One Bedroom	65%	600 – 955 sq. ft.	$1,585 - $1,800
Two Bedroom	12%	990 -1,035 sq. ft.	$1,950 - $2,100
TOTAL	100%		

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments

	Site & Lot Area
Parcel Size	10.08 acres
Buffer, wetlands, & open space areas	~ 2.50 acres
Easement / ROW	~ 0.11 acres
Net Site Area	~ 7.5 acres
Access	Stump Road

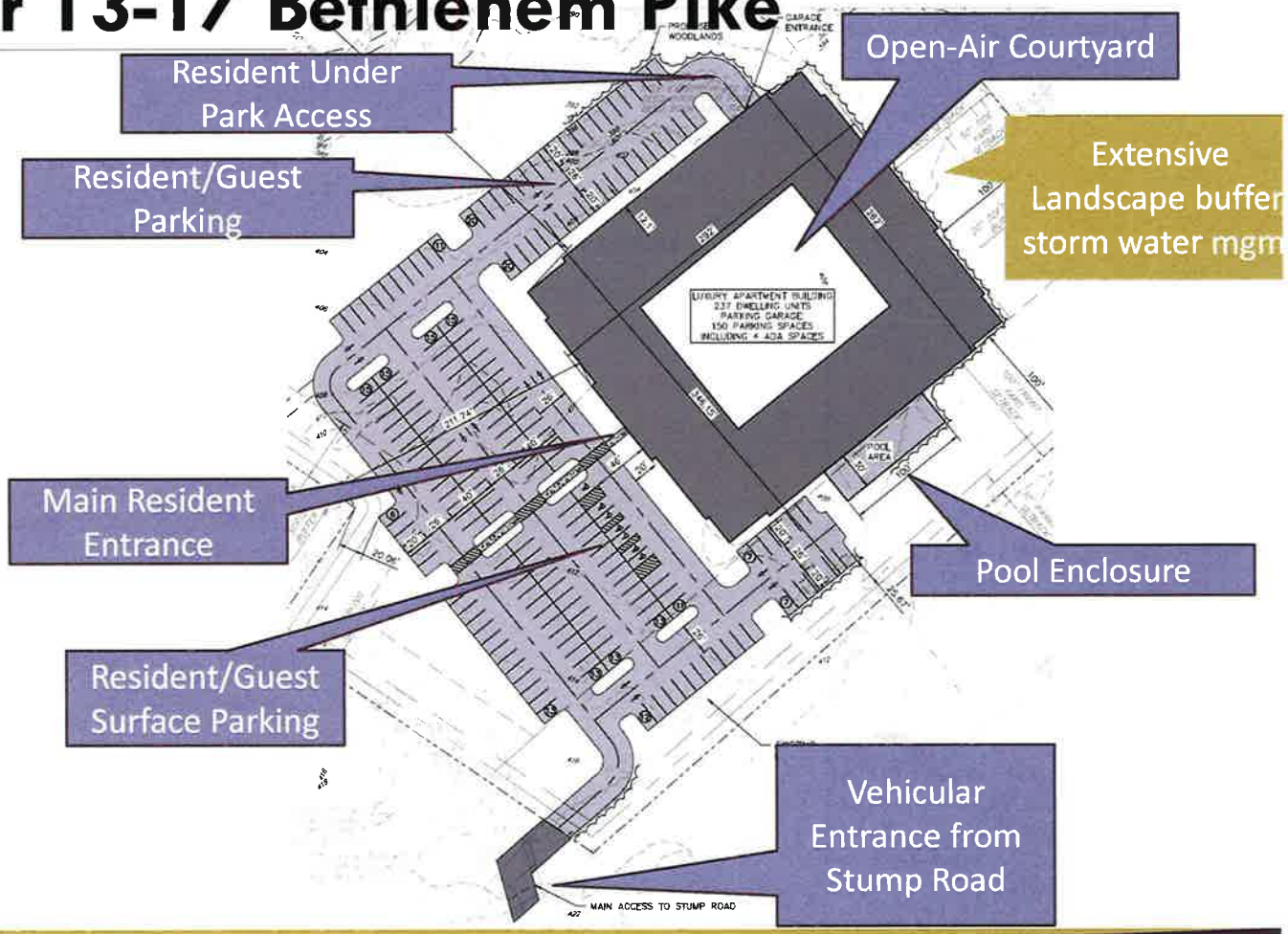


Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments

Conceptual Sketch Plan

	Permitted	Proposed
Max building coverage	40%	12.5%
Impervious Coverage	30%	21%
Min green Area	35%	53%
Max Height	30 ft	< 60 ft
Units	-	237
Parking	-	356



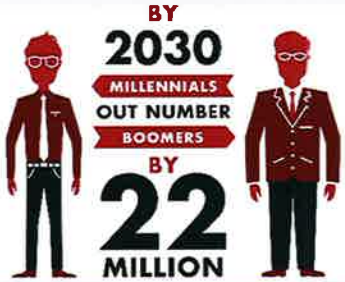
This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments Benefits/Impacts

Local Population Stats Support LUXOR Use

(3 Mile Radius)	2019	2024	↑/↓
Total POPULATION	60,712	61,875	↑
Target Market AGE: (25-34 Yrs.)	12% (0000)	12.7% (0000)	↑
Marital Status: Never Married	28.1%	28.5%	↑
Average Household Income	$137,011	$155,885	↑
# of Employees	32,461	----	
# of Businesses	2,672	----	



Source: Alteryx

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments Benefits/Impacts - Low Impact to School District

Smaller Units = Smaller Households/Fewer school-age children

- Current proof-of-concept leasing data is comparable to regional averages
- Recent King of Prussia (Upper Merion) study shows average of 1 school age child (SAC) per 67 new multifamily housing units*
- LUXOR currently has 3 school age children out of 195 units
  - A varying % of current school age children are dual household in same district*

*Source: 2020 State of Rental and Owner-Occupied Multifamily Housing in King of Prussia

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments Benefits/Impacts

- **Substantial annual real estate tax revenue and Earned Income Tax ratables**
  - Sizable increases in Real Estate Taxes over current use
  - Provides ratables for taxing authorities similar to commercial uses

Estimated Annual RE Tax Revenue			
TAXING AUTHORITY	**CURRENT USE**	**w/LUXOR Montgomery**	**INCREASE**
Montgomery Township	$436	$21,286	**$ 20,850 (48X)**
North Penn School District	$7,633	$364,411	**$356,778 (47X)**
Montgomery County	$1,012	$49,414	**$ 48,402 (48X)**
MCCC	$114	$5,571	**$ 4,576 (40X)**
Total	**$9,195**	**$440,682**	**$431,487 (47X)**

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments Benefits/Impacts -

- **Generates LESS traffic than other Permitted Uses**
  - Residents do not enter and exit all at once
  - Very limited traffic generated in early morning or middle of the night

Traffic Impact				
Building Use	**Employee/Unit Assumption**	**Potential Employees**	**Peak PM New Trips**	**Peak AM New Trips**
Industrial Warehouse	1.33/1,000 sq ft	234	234	234
Office/Lab	1/350 sq ft	502	502	502
Luxor at Montgomeryville			139	112

*Luxor is estimated to provide **217** fewer new peak trips than an Industrial Warehouse, and **753** fewer new peak trips than an Office/Lab*

Sources
* - Mike Samuels. Clarion/Samuels Associates. 2014. Based on 205 Units
**-Norm G. Miller, Ph.D. Burham Moore Center for Real Estate. " Implications for Future Office Demand". 2014
***- Traffic Planning and Design, Inc.. 2013

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Summary

- WDCO is an experienced residential developer with extensive rezoning success
- WE'VE RETURNED - Luxor Proposed Plan is Best Use for this Property
- Luxor Brand Offers:
  - Proven/Reproduceable Concept
  - Known conclusion to underutilized/underperforming properties
  - $35+ Million investment in local economies
  - Influx of new consumers to support local economy
  - MINIMAL Impact to School Districts
  - Substantial increases in tax revenue including Earned Income Taxes ratables
  - Less traffic than other uses
  - Millennial renters are tomorrow's homebuyers in Montgomery Township

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

Get on the regional **LUXOR BRAND WAGON** with these other fine Municipalities:

Norristown – Proof of Concept Opened Dec 2016

Bala Cynwyd – Opening Early 2021

West Chester – Opening mid 2021

Phoenixville – Opening Q2 2022

Lansdale – Starting Q4 2020

Media, Malvern proposed 2021-2022 projects

Norristown – (195 units)

Bala Cynwyd – 173 units

West Chester - 205 Units

Phoenixville – 205 units

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike

LUXOR Lifestyle Apartments

What is needed to turn **Vision** into **Reality in Montgomery Township:**

- ☐ Embrace the LUXOR concept
- ☐ Understand site conditions
- ☐ Discuss zoning strategy
- ☐ Next Steps

This presentation has been prepared by Westrum Development Company and is intended only for the individual(s) or entity distributed to by WDC and others who have been specifically authorized to receive it.

Proposed Plan for 13-17 Bethlehem Pike, Montgomeryville

September 28, 2020

WESTRUM
DEVELOPMENT COMPANY
Celebrating 33+ Years in Business

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 11

SUBJECT: Consider Zoning Hearing Board Application position for Application #20090001 / 100 Baker Place

MEETING DATE: September 28, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicants, Nick Ho and Hui Lin, own and occupy the single family dwelling located at 100 Baker Place. It is a corner property at Stump Road and Baker Place and sits within the R-1 Residential Historic Cluster Overlay District. The applicants propose to replace an existing 4 foot tall open split rail fence with a 6 foot solid privacy fence in the rear of their property 6.8 feet from the side property line along Stump Road where a minimum of 15 feet is required. A 4 foot open style fence would be permitted at this proposed location and closer to the property line if preferred.

The applicant requests relief from Section 230-148B(2) of the Code of Montgomery Township in order to install the 6 foot solid fence 6.8 feet from the side property line. The application is scheduled to be heard at the October 7, 2020 Zoning Hearing Board meeting.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ SECOND: _____ ROLL CALL:_____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20090001 as submitted.

BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support* of Zoning Hearing Board application #20090001 as submitted.

MOTION BY:

SECOND BY: VOTE:

DATE:

Updated 9/18/2020

Montgomery Township Zoning Hearing Board

Meeting Date: October 7, 2020

**The applications below have been assigned specific time slots in order to adhere to the COVID-19 guidelines. Should you wish to be present for a specific hearing, please wait in the lobby area until the application is called into the room to be heard.

A face mask must be worn at all times within the Township building and during the hearing (unless unable to due to a medical condition). The meeting will be held with less than 25 people while maintaining a social distance of at least 6 feet.**

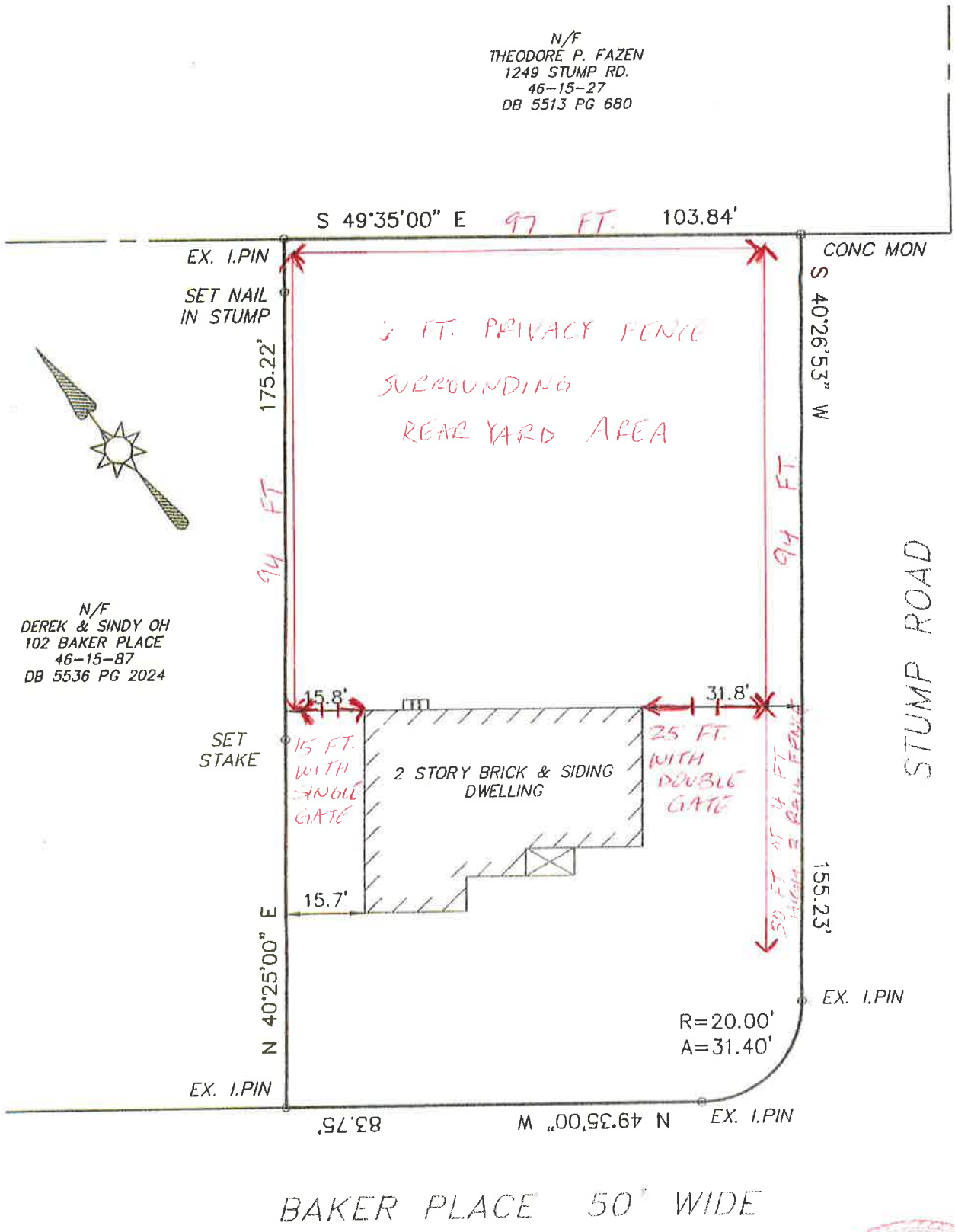
The agenda for the scheduled hearing is as follows:

7:30 PM: ***1. Application #20090001 / 100 Baker Place*** - The applicants, Nick Ho and Hui Lin, own and occupy the single family dwelling located at 100 Baker Place. The 18,100 square foot lot is a corner property at Stump Road and Baker Place and sits within the R-1 Residential Historic Cluster Overlay District. The applicants propose to replace an existing 4 foot tall split rail fence with a 6 foot solid privacy fence in the rear of their property 6.8 feet from the side property line along Stump Road where a minimum of 15 feet is required. A 4 foot open style fence would be permitted at this proposed location and closer to the property line if preferred.

The applicant requests relief from Section 230-148B(2) of the Code of Montgomery Township in order to install the 6 foot solid fence 6.8 feet from the side property line along Stump Road where a minimum of 15 feet is required.

**Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request.

Attachment 2



SURVEY NOTES

1. BEING MONTGOMERY COUNTY TAX MAP ID # 46-15-88.
   100 BAKER PLACE, NORTH WALES, PA.
2. BEING LOT 10 OF THE SPRINGFIELD FARM SUBDIVISION PLAN.
3. METES AND BOUNDS SHOWN BASED ON DEED BOOK 6177, PAGE 385.
4. BOUNDARY AND FEATURES FROM A PHYSICAL SURVEY PERFORMED IN JULY 2020.
5. LOT AREA = 18,101 SQ. FT. (0.416 ACRES).

MONTGOMERY TOWNSHIP PLANNING AND ZONING
1001 Stump Road, Montgomeryville, PA 18936-9605
Telephone: 215-393-6920 - Fax: 215-855-1498
www.montgomerytwp.org

RECEIVED
SEP 11 2020
MONTGOMERY TOWNSHIP

Office Use Only: Hearing Date: October 7, 2020 Time: 7:30 pm Place on agenda: 1ST

Application # 20090001 Fee $ 600- check # 101

ZONING HEARING BOARD APPLICATION

Appeal is hereby made by the undersigned for the following action(s):

Check Applicable Item(s):

(✓) Variance from the terms of the Zoning Ordinance
( ) Special Exception
( ) Appeal from the Determination of the Zoning Officer
( ) Substantive Validity Challenge

Appellant: Name: Nick Ho & Hui S. Lin

Address: 100 Baker Place, North Wales, PA 19454

Phone:

Owner: Name: Same as above

Address: " "

Phone: " "

Attorney: Name:

Address:

Phone:

Interest of appellant, if not owner (agent, lessee, etc.):

1. Application relates to: Check Applicable Item(s):

[ ] Use
[ ] Height
[ ] Existing Building
[ ] Occupancy
[ ] Lot Area
[✓] Yards
[ ] Proposed Building
[ ] Nonconforming Use or Structure
[ ] Other: _____

2. Brief description of the real estate affected:

Block and Unit No.: 46-15-188 Lot Size: 18,101 sq. ft.

Location: 100 Baker Place, North Wales, PA 19454

Present Use: Residential - Single Family

Present Zoning Classification: Residential

Present Improvements Upon Land: 2 Story Dwelling, Driveway, Split Rail Fence

Deed Recorded at Norristown in Deed Book: 6177 Page 385

3. Appeal to Challenge

Specific reference to the section(s) of the zoning ordinance upon which the challenge is based:

_____

Statement and/or basis for the challenge to the validity of the zoning ordinance:

_____

4. Appeal from of the Determination of the Zoning Administrative Officer

Date determination was made: _____ Section(s) of the ordinance involved: _____

Your statement of alleged error of zoning administrative officer: _____

_____

5. Special Exception or Variance

Specific reference to section of the zoning ordinance upon which application based:

230-148 B(2)

Action desired by appellant: (statement of relief sought):

See Attachment 1

Reasons appellant believes the Board should approve the desired action; note the specific hardship if applying for a variance):

See Attachment 1

6. Has previous appeal or application for special exception or variance been filed in connection with these premises? [ ] Yes [✓] No

NOTE:

Attach twelve (12) copies of plan of real estate affected, indicating location and size of lot, size of improvements now erected and proposed to be erected thereon, or other change desired. Attach any other information required by the Zoning Hearing Board.

If more space is required, attach a separate sheet and make specific reference to the question being answered.

All applications MUST be received a minimum of 21 days prior to the Zoning Hearing Board meeting date, which is the first Wednesday of each month (unless changed).

***I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

***I hereby acknowledge receipt of the January 3, 2012 Resolution of the Zoning Hearing Board regarding the unauthorized practice of law.

Appellant's or Owner's Signature

Co-Appellant's or Co-Owner's Signature

SWORN TO AND SUBSCRIBED BEFORE ME THIS

4th DAY OF September, 2020

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SANDY K. SENG, Notary Public
Tredyffrin Township, Chester County
My Commission Expires May 26, 2021

ATTACHMENT 1 - 100 Baker Place, North Wales, PA 19454

5. Special Exception or Variance

Specific reference to section of the zoning ordinance upon which application based
230-148 B(2)

Action desired by appellant
Our current dilapidated fence is 17.8 ft. from the sidewalk (6.8 ft. from the property line) along Stump Rd. We are seeking to replace this fence with a 4 ft. high three rail fence in the front and side yard area, and a 6 ft. high privacy fence in the rear yard area (see Exhibits 1a & 1b).

Additionally, we would like to install a 6 ft. high vinyl privacy fence surrounding our rear yard area located behind our house. See Attachment 2 for plan details.

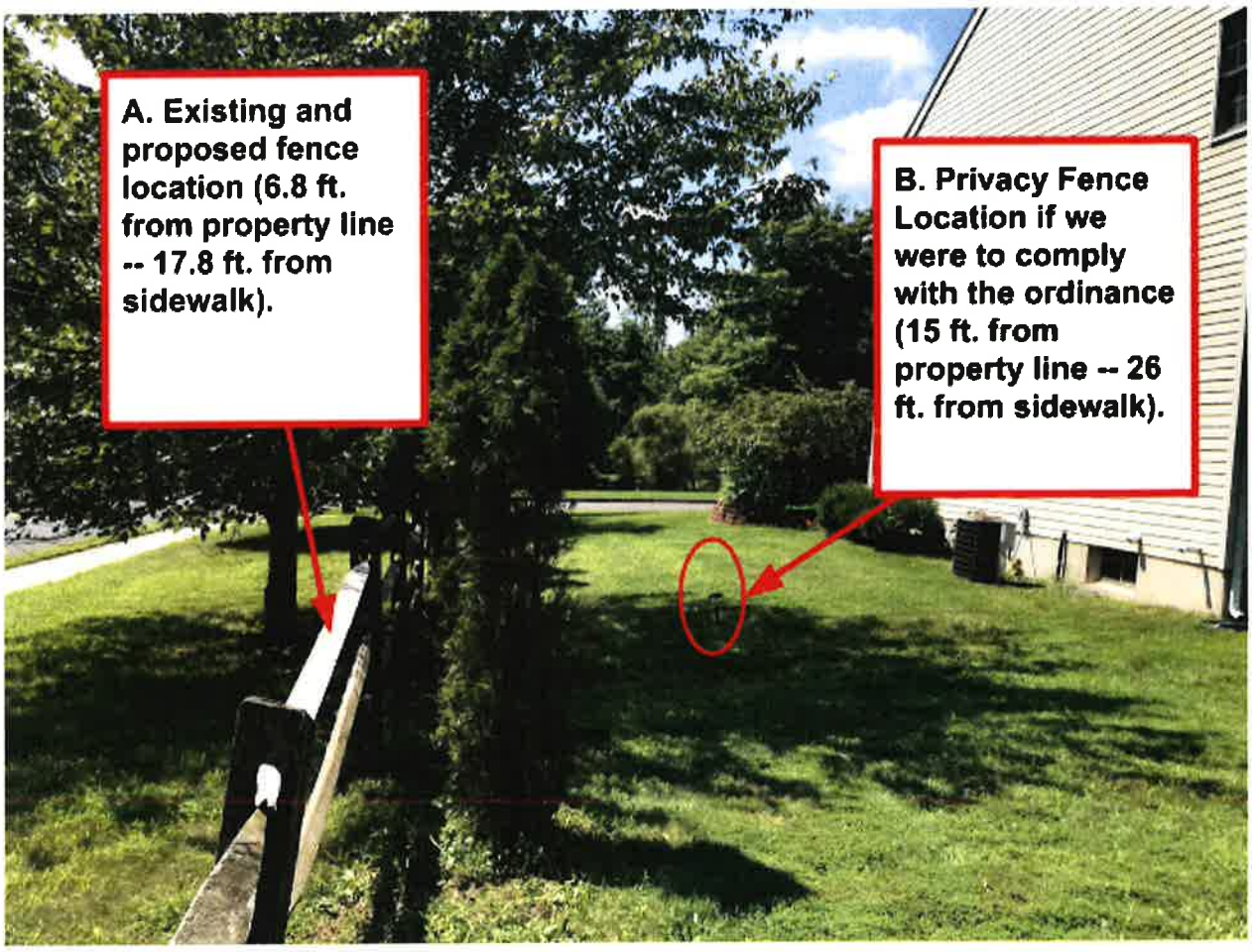
Reasons appellant believes the Board should approve the desired action
Our proposed fence application was rejected on the basis that the zoning code states that opaque fences on side yards of corner lots should be located a minimum of 15 ft. back from the ultimate right-of-way (property line).

There is 11 ft. between the sidewalk along Stump Rd. and our property line, therefore we will have to build the privacy fence at least 26 ft. back from the sidewalk along Stump Rd. if we were to comply with the zoning code, which would unreasonably prevent us from utilizing some of the rear yard space (see Exhibits 1a & 1b).

Additionally, building the privacy fence at least 26 ft. back from the sidewalk will make the fence grossly inconsistent with other privacy fences along Stump Rd. between Horsham Rd. and County Line Rd., where most privacy fences are 10 ft. or less from the sidewalk (see Exhibits 2 through 5).

The privacy fence we are proposing will be 17.8 ft. from the sidewalk along Stump Rd. and 78.7 ft. from the corner sidewalk of Baker Place, thus meets the sight distance requirement, and will not obstruct the vision of motorists.

Exhibit 1a - Location of current/proposed fence along Stump Rd. and location of fence if complying with zoning code.



A. Location of current dilapidated fence (6.8 ft. from property line -- 17.8 ft. from sidewalk), which we are proposing to replace with a 4 ft. three rail fence in the side and front yard areas, and a 6 ft. privacy fence in the rear yard area (from back of the house).
B. Location of the privacy fence (15 ft. from property line -- 26 ft. from sidewalk) if we were to comply with the zoning code.

Exhibit 1b: View of our existing dilapidated fence from the sidewalk along Stump Rd.

Exhibit 2
Privacy fence along Stump Rd. near Shreiner Rd.

Exhibit 3
Privacy fence along Stump Rd. near Shreiner Rd.

Exhibit 4

Privacy fence along Stump Rd. near Montgomery Elementary School

Exhibit 5
Privacy fence along Stump Rd. near Steeplechase Dr.

Detailed Plan of Proposed Structure

1. Replace 50 ft. of existing dilapidated wooden split rail fence in front yard and side yard area along Stump Rd., with 4 ft. high three rail vinyl fence. Replace 94 ft. of existing dilapidated wooden split rail fence in rear yard area along Stump Rd., with 6 ft. high vinyl privacy fence.

2. Install 6 ft. high vinyl privacy fence surrounding rear yard area with 4 ft. single gate on left side and 6 ft. wide double gate on right side.

Gmail

Proposed fence at 100 Baker Place - resubmitted Aug 26th

1 message

Marianne J. McConnell <MMcconnell@montgomerytwp.org> Wed, Aug 26, 2020 at 10:21 AM

Mr. Ho:

The revised permit application for the proposed fence at 100 Baker Place does not comply with the regulations set forth in 230-148 of the Code of Montgomery Township. As stated in the permit denial letter dated July 22, 2020; The proposed 6 foot tall privacy fence must be placed a minimum of 15 feet from the property lines along Stump Road (maximum 16 feet out from the home). The revised application proposes 6.8 feet from the property line (25 feet out from the home).

Please resubmit the application / site plan for our review. Once the application complies, our office can issue the permit.

You have the right to make an application to the Zoning Hearing Board requesting relief in regards to this matter.

Sincerely,

Marianne McConnell

Marianne J. McConnell

Deputy Zoning Officer

Shade Tree Commission Project Coordinator

Montgomery Township

Department of Planning & Zoning

1001 Stump Road

Montgomeryville, PA 18936

Phone: 215-393-6920

Email: mmcconnell@montgomerytwp.org

*** This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If the reader of this message is not the intended recipient, or his or her agent, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. ***

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 12

SUBJECT:	Consider Award of Contract for the HVAC Replacement Project
MEETING DATE:	September 28, 2020
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Kevin A. Costello, Public Works Director

BACKGROUND:

Staff received and reviewed the bids for the HVAC Replacement Project at the Administration Complex that was administered by PennBid and were opened on September 10, 2020 at 10 am. Vinokur-Pace Engineering Services Inc., has reviewed the bids and made a recommendation to award the contract to the lowest responsible bidder, McCloskey Mechanical Inc., with a low bid of $103,000.00. Attached are the bid tabulations sheets and the award recommendation letter.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized the advertisement of the bid at a Public Meeting on August 24, 2020.

BUDGET IMPACT:

The bids ranged from a low bid of $103,000.00 to a high of $193,000.00. Funding in the amount of $100,000.00 has been allocated in the approved 2020 Budget.

RECOMMENDATION:

Award the contract to the lowest responsible bidder, McCloskey Mechanical Inc., in the amount of $103,000.00.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby award the contract for the Administration Complex HVAC Replacement Project to McCloskey Mechanical Inc. for a total projected cost of $103,000.00.

MOTION BY: _____ SECOND BY: _____

VINOKUR-PACE ENGINEERING SERVICES, INC.

September 18, 2020

Montgomery Township
1001 Stump Road
Montgomeryville PA, 18944

ATTN: Kevin Costello
Director of Public Works

PROJECT: **HVAC REPLACEMENT PROJECT – CONTRACT 19025**

SUBJECT: **RECOMMENDATION TO AWARD**

Dear Mr. Costello:

Attached please find the Bid Tabulation Form.

McCloskey Mechanical Contractors, Inc is the low bidder. They have submitted all of the required documentation to accompany their bid. They appear to be a responsible and qualified mechanical contractor. Their Bid Price is $103,000.

We recommend the contract be awarded to:

McCloskey Mechanical Contractors, Inc.
445 Lower Landing Road
Blackwood NJ, 08012

Sincerely yours,
VINOKUR-PACE ENGINEERING SERVICES, INC.

Ronald J. Pace
Project Engineer

2775 PHILMONT AVENUE • HUNTINGDON VALLEY, PA 19006
(215) 885-5900 • FAX: (215) 947-6014 • www.vpes.com

VINOKUR-PACE ENGINEERING SERVICES
BID TABULATION

		1	2	3
CLIENT:	**CONTRACTOR**	McCloskey Mechanical Contractors, Inc.	LGB Mechanical, Inc.	Gaudelli Bros Inc
Montgomery Township	**ADDRESS**	445 Lower Landing Road	555 North Route 73	202 S. Wade Blvd
PROJECT NAME:				
2020 HVAC Replacement	**CITY, STATE, ZIP**	Blackwood, NJ 08012	West Berlin, NJ 08091	Millville, NJ 08332
PROJECT NUMBER:	**PHONE**	856-784-5080	856-719-1400	856-825-0636
19025	**FAX**	856-784-8283	856-719-1511	856-327-8864
PROJECT BID DATE:	**CONTACT**	Evan Bader	Luke Bee	Angelo Gaudelli
September 10, 2020	**EMAIL**	ebader@mccloskeymechanical.com	luke@lgbmechanical.com	angelo@gaudellibros/com

#	DESCRIPTION	QTY	UNITS	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	BASE BID	1	LUMP SUM	$ 103,000	$ 103,000	$ 109,316	$ 109,316	$ 112,200	$ 112,200
	TOTAL AMOUNT BID				$ 103,000		$ 109,316		$ 112,200

COMPLETENESS REVIEW

A.	Bid Form	X	X	X
B.	Bid Bond	X	X	X
C.	Agreement of Surety	X	NO	X
D.	Bidder's Qualification Form	X	X	X
E.	Bidder's Acknowledgement Form	X	X	X
F.	Non-Collusion Affidavit	X	X	X
G.	Public Works Employment Verification	X	NO	X

VINOKUR-PACE ENGINEERING SERVICES
BID TABULATION

		4	5	6
CLIENT:	**CONTRACTOR**	Integrity Mechanical, Inc	Hirshberg Mechanical LLC	Guy M Cooper, Inc
Montgomery Township	**ADDRESS**	P. O. Box 870	P. O. Box 638	300 Davisville Road
PROJECT NAME:				
2020 HVAC Replacement	**CITY, STATE, ZIP**	Plumsteadville, PA 18949	Fort Washington, PA 19034	Willow Grove, PA 19090
PROJECT NUMBER:	**PHONE**	215-766-0062	215-793-9575	215-659-0676
19025	**FAX**	215-766-0063		
PROJECT BID DATE:	**CONTACT**	Nick Ziegler	Robert Hirshberg	David H Cooper
September 10, 2020	**EMAIL**	nziegler@integmech.com	bob@hirshmanmechanical.com	david.cooper@gmcooper.com

#	DESCRIPTION	QTY	UNITS	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	BASE BID	1	LUMP SUM	$113,900	$ 113,900	$ 118,000	$ 118,000	$ 145,100	$ 145,100
	TOTAL AMOUNT BID				$ 113,900		$ 118,000		$ 145,100

COMPLETENESS REVIEW

A.	Bid Form	X	X	X
B.	Bid Bond	X	X	X
C.	Agreement of Surety	X	X	X
D.	Bidder's Qualification Form	X	X	X
E.	Bidder's Acknowledgement Form	X	X	X
F.	Non-Collusion Affidavit	X	X	X
G.	Public Works Employment Verification	X	X	X

VINOKUR-PACE ENGINEERING SERVICES
BID TABULATION

		7	8	9
CLIENT:	**CONTRACTOR**	Myco Mechanical, Inc	Fluidics Inc	M&M Facility Services LLC
Montgomery Township	**ADDRESS**	1 N Washington St	9815 Rossevelt Blvd.	13 Miller Drive
PROJECT NAME:				
2020 HVAC Replacement	**CITY, STATE, ZIP**	Telford, PA 18969	Philadelphia, PA 19114	Douglassville, PA 19518
PROJECT NUMBER:	**PHONE**	267-382-0267		210-620-0225
19025	**FAX**	267-382-0177		
PROJECT BID DATE:	**CONTACT**	Tammy Friel	Matt Brierley	Matthew J. Bobb
September 10, 2020	**EMAIL**	estimating@mycomechanical.com	mbrierley@fludics.com	

#	DESCRIPTION	QTY	UNITS	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	BASE BID	1	LUMP SUM	$147,000	$ 147,000	$ 149,318	$ 149,318	$ 168,000	$ 168,000
	TOTAL AMOUNT BID				$ 147,000		$ 149,318		$ 168,000

COMPLETENESS REVIEW

A.	Bid Form	X	X	X
B.	Bid Bond	X	X	X
C.	Agreement of Surety	X	NO	X
D.	Bidder's Qualification Form	X	NO	X
E.	Bidder's Acknowledgement Form	X	NO	X
F.	Non-Collusion Affidavit	X	NO	X
G.	Public Works Employment Verification	X	NO	X

VINOKUR-PACE ENGINEERING SERVICES
BID TABULATION

10

CLIENT:	**CONTRACTOR**	Dolan Mechanical, Inc
Montgomery Township	**ADDRESS**	638 Johnson Road
PROJECT NAME:		P. O. Box 326
2020 HVAC Replacement	**CITY, STATE, ZIP**	Sicklerville, NJ 08081
PROJECT NUMBER:	**PHONE**	856-629-9331
19025	**FAX**	856-629-6545
PROJECT BID DATE:	**CONTACT**	Jeffery Dolan
September 10, 2020	**EMAIL**	jdolan@dolanmechanical.com

#	DESCRIPTION	QTY	UNITS	UNIT PRICE	TOTAL
1	BASE BID	1	LUMP SUM	$193,000	$ 193,000
	TOTAL AMOUNT BID				$ 193,000

COMPLETENESS REVIEW

A.	Bid Form	X
B.	Bid Bond	X
C.	Agreement of Surety	X
D.	Bidder's Qualification Form	X
E.	Bidder's Acknowledgement Form	X
F.	Non-Collusion Affidavit	X
G.	Public Works Employment Verification	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 13.

SUBJECT:	Consider Approval of Board of Assessment Appeals
MEETING DATE:	September 28, 2020
BOARD LIAISON:	Tanya Bamford, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

North Penn School District and the property owners of the following parcels have reached an agreement as to the assessment appeals and reverse assessment appeals, which now require action by the Board of Supervisors on behalf of the Township. The properties in question are as follows:

1050 Bethlehem Pike owned by Unified 1050 LLC (docket no. 2019-28183 and 2019-28127)
119 Garden Golf Blvd. owned by SBS of Montgomeryville Inc. (docket no. 2019-25907)
411 Doylestown Pike owned by 202 Market Place LP c/o Viking Associates (docket no. 2017-24731)

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

Settlement for the tax appeal of the property located at 1050 Bethlehem Pike will result in the Township receiving $257.38 for tax year 2020. Settlement for the tax appeal of the property located at 119 Garden Golf Blvd. will result in the Township refunding the taxpayer $1,910.63. Settlement of the tax appeal of the property located at 411 Doylestown Pike will result in the Township refunding the taxpayer $6,241.45 representing tax years, 2018, 2019, and 2020.

RECOMMENDATION:

Staff recommends the Board of Supervisors approve the identified settlements.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby approve the stipulated settlements for the identified properties and authorize the Township Manager to execute the settlement stipulations.

Motion by: _____ Seconded by: _____

MONTGOMERY COUNTY COURT OF COMMON PLEAS

NORTH PENN SCHOOL DISTRICT	:	Docket No. 2019-28127
	:	Assessment Appeal
vs.	:	Property Location: 1050 Bethlehem Pike
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, et al.	:	Tax Parcel No.: 46-00-00277-00-1

ORDER

AND NOW, this _____ day of _____ 2020, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate increases in assessments as agreed to in the attached Stipulation to Settle, that the taxing authorities shall send out any tax bills as a result of the increase in assessments, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

_____

J.

Copies of the above Order mailed on _____ to:
Michael L. Barbiero, Esquire
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
David R. Adams, Esquire
Robert J. Iannozzi, Jr., Esquire
Court Administration – Civil

_____
Judicial Secretary

RUDOLPH CLARKE, LLC
BY: Michael L. Barbiero, Esquire
Attorney I.D. No. 82933
BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
7 Neshaminy Interplex, Suite 200
Trevose, PA 19053
215.633.1890
aglassman@rudolphclarke.com
mbarbiero@rudolphclarke.com

Attorneys for Appellant,
North Penn School District

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

NORTH PENN SCHOOL DISTRICT	:	NO. 2019-28127
	:	
	:	REAL ESTATE
	:	ASSESSMENT APPEAL
v.	:	
	:	
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS, et al.	:	PARCEL NO. 46-00-00277-00-1

SETTLEMENT STIPULATION

Parties

1. Appellant is the North Penn School District.

2. Appellee is the Montgomery County Board of Assessment Appeals.

3. Intervenors are the Property Owner, Unified 1050 LLC, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 5.386 acres is located on 1050 Bethlehem Pike, within Montgomery Township, and is further identified as Tax Parcel No. 46-00-00277-00-1 ("Property").

5. The Property's current assessment is 1,823,250.

Appeal

6. On or about July of 2019, the District filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of $1,823,250 for the taxable year beginning January 1, 2020.

7. On November 4, 2019, after conducting a hearing on the Appeal, the Board issued a "Notice of No Change in Assessment" determination.

8. On December 4, 2019, the District appealed to this Court from the Board's "Notice of No Change in Assessment" determination.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2020 Assessment: Effective January 1, 2020 for County and Township tax years and July 1, 2020 for the School District tax year, the assessment on the Property shall be increased from its assessment of 1,823,250 to 1,993,060. Applying the County's 2020 common level ratio of .493 this assessment results in an indicated market value of $4,042,718.

11. The Property's assessment shall remain at 1,993,060 for each subsequent tax year after 2020, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made. Nothing contained herein shall prohibit, limit or impair the property owner from filing an annual or interim assessment appeal (as may be applicable) for the tax year 2021 or any year thereafter and all such rights are expressly reserved.

12. Based upon the increased assessments established by this Stipulation, all counsel agree that additional amounts are owing to the taxing authorities as follows:

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	1,823,250	1,993,060	169,810	.0267742	$4,547.00
				Total	$4,547.00

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	1,823,250	1,993,060	169,810	.003459	$587.00
				Total	$587.00

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	1,823,250	1,993,060	169,810	.00039	$66.00
				Total	$66.00

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	1,823,250	1,993,060	169,810	.00149	$253.00
				Total	$253.00

13. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

14. The parties agree that the Property Owner will remit all underpayments set forth in Paragraph 12, as verified by the tax collector and/or business manager of each taxing authority in accord with Paragraph 13, directly to the taxing authorities within 30 days of receipt of bills from the applicable taxing authorities; the Property Owner shall forward these payments directly to the taxing authorities at the following addresses:

District Payment:
North Penn School District
Attn: Stephen B. Skrocki
Director of Business Administration
401 E. Hancock Street
Lansdale, PA 19446

County and MCCC Payments (separate checks):
Montgomery County
Attn: William Caldwell
1 Montgomery Plaza, 6th Floor
PO Box 311
Norristown, PA 19404

Municipality Payment:
Montgomery Township
Attn: Carolyn McCreary
Township Manager
1001 Stump Road
Montgomeryville, PA 18936

15. That based on the increase in assessments established by this Stipulation and Order of Settlement, all counsel agree that the Taxing Authorities are entitled to receive underpayments from the Taxpayer.

16. That upon Court approval of this Stipulation and Order of Settlement, the Taxing Authorities shall forward bills to the Taxpayer for the amount of underpayments as set forth in this Stipulation, if any.

17. Any tax bills will be verified by the tax collector and/or treasurers of each taxing authority and their determinations are final.

18. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

19. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

21. Each party shall bear its own costs as incurred.

22. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

***

[Signatures on Next Page]

MARTINA STOLL
President of the North Penn School District

SAMANTHA MAGEE, ESQUIRE
Attorney for Montgomery County
Board of Assessment Appeals

DAVID R. ADAMS, ESQUIRE
Attorney for Unified 1050 LLC

ROBERT J. IANNOZZI, JR., ESQUIRE
Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE
Attorney for Montgomery County

MONTGOMERY COUNTY COURT OF COMMON PLEAS

NORTH PENN SCHOOL DISTRICT	:	Docket No. 2019-28183
	:	Assessment Appeal
vs.	:	Property Location: Bethlehem Pike
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, et al.	:	Tax Parcel No.: 46-00-00274-00-4

ORDER

AND NOW, this _____ day of _____ 2020, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate increases in assessments as agreed to in the attached Stipulation to Settle, that the taxing authorities shall send out any tax bills as a result of the increase in assessments, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

_____

J.

Copies of the above Order mailed on _____ to:
Michael L. Barbiero, Esquire
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
David R. Adams, Esquire
Robert J. Iannozzi, Jr., Esquire
Court Administration – Civil

_____
Judicial Secretary

RUDOLPH CLARKE, LLC
BY: Michael L. Barbiero, Esquire
Attorney I.D. No. 82933
BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
7 Neshaminy Interplex, Suite 200
Trevose, PA 19053
215.633.1890
aglassman@rudolphclarke.com
mbarbiero@rudolphclarke.com

Attorneys for Appellant,
North Penn School District

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

NORTH PENN SCHOOL DISTRICT	:	NO. 2019-28183
	:	
	:	REAL ESTATE ASSESSMENT APPEAL
v.	:	
	:	
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, et al.	:	PARCEL NO. 46-00-00274-00-4

SETTLEMENT STIPULATION

Parties

1. Appellant is the North Penn School District.

2. Appellee is the Montgomery County Board of Assessment Appeals.

3. Intervenors are the Property Owner, Unified 1050 LLC, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 43,340 square feet is located on Bethlehem Pike, within Montgomery Township, and is further identified as Tax Parcel No. 46-00-00274-00-4 ("Property").

5. The Property's current assessment is 30,880.

Appeal

6. On or about July of 2019, the District filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of $30,880 for the taxable year beginning January 1, 2020.

7. On November 4, 2019, after conducting a hearing on the Appeal, the Board issued a "Notice of No Change in Assessment" determination.

8. On December 4, 2019, the District appealed to this Court from the Board's "Notice of No Change in Assessment" determination.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2020 Assessment: Effective January 1, 2020 for County and Township tax years and July 1, 2020 for the School District tax year, the assessment on the Property shall be increased from its assessment of 30,880 to 33,820. Applying the County's 2020 common level ratio of .493 this assessment results in an indicated market value of $68,600.

11. The Property's assessment shall remain at 33,820 for each subsequent tax year after 2020, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made. Nothing contained herein shall prohibit, limit or impair the property owner from filing an annual or interim assessment appeal (as may be applicable) for the tax year 2021 or any year thereafter and all such rights are expressly reserved.

12. Based upon the increased assessments established by this Stipulation, all counsel agree that additional amounts are owing to the taxing authorities as follows:

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	30,880	33,820	2,940	.0267742	$79.00
				Total	$79.00

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	30,880	33,820	2,940	.003459	$10.17
				Total	$10.17

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	30,880	33,820	2,940	.00039	$1.15
				Total	$1.15

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	30,880	33,820	2,940	.00149	$4.38
				Total	$4.38

13. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

14. The parties agree that the Property Owner will remit all underpayments set forth in Paragraph 12, as verified by the tax collector and/or business manager of each taxing authority in accord with Paragraph 13, directly to the taxing authorities within 30 days of receipt of bills from the applicable taxing authorities; the Property Owner shall forward these payments directly to the taxing authorities at the following addresses:

District Payment:
North Penn School District
Attn: Stephen B. Skrocki
Director of Business Administration
401 E. Hancock Street
Lansdale, PA 19446

County and MCCC Payments (separate checks):
Montgomery County
Attn: William Caldwell
1 Montgomery Plaza, 6th Floor
PO Box 311
Norristown, PA 19404

Municipality Payment:
Montgomery Township
Attn: Carolyn McCreary
Township Manager
1001 Stump Road
Montgomeryville, PA 18936

15. That based on the increase in assessments established by this Stipulation and Order of Settlement, all counsel agree that the Taxing Authorities are entitled to receive underpayments from the Taxpayer.

16. That upon Court approval of this Stipulation and Order of Settlement, the Taxing Authorities shall forward bills to the Taxpayer for the amount of underpayments as set forth in this Stipulation, if any.

17. Any tax bills will be verified by the tax collector and/or treasurers of each taxing authority and their determinations are final.

18. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

19. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

21. Each party shall bear its own costs as incurred.

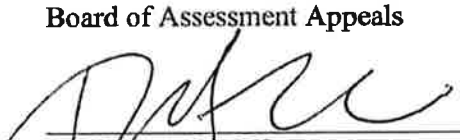
22. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

***

[Signatures on Next Page]

MARTINA STOLL
President of the North Penn School District

SAMANTHA MAGEE, ESQUIRE
Attorney for Montgomery County
Board of Assessment Appeals



DAVID R. ADAMS, ESQUIRE
Attorney for Unified 1050 LLC

ROBERT J. IANNOZZI, JR., ESQUIRE
Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE
Attorney for Montgomery County

MONTGOMERY COUNTY COURT OF COMMON PLEAS

SBS OF MONTGOMERYVILLE INC.	:	Docket No. 2019-25907
	:	Assessment Appeal
vs.	:	Property Location: 119 Garden Golf Boulevard
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS	:	Tax Parcel No.: 46-00-03919-01-2

ORDER

AND NOW, this _____ day of _____ 2020, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decreases in assessments as agreed to in the attached Stipulation to settle, that the taxing authorities shall make any appropriate refunds for overpayment as a result of the decrease in assessments, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

_____

J.

Copies of the above Order mailed on _____ to:
Michael L. Barbiero, Esquire
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
Glen David Schwarzschild, Esquire
Robert J. Iannozzi, Jr., Esquire
Court Administration – Civil

_____
Judicial Secretary

RUDOLPH CLARKE, LLC
BY: Michael L. Barbiero, Esquire
Attorney I.D. No. 82933
BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
7 Neshaminy Interplex, Suite 200
Trevose, PA 19053
215.633.1890
aglassman@rudolphclarke.com
mbarbiero@rudolphclarke.com

Attorneys for Intervenors,
North Penn School District

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

SBS OF MONTGOMERYVILLE INC.	:	NO. 2019-25907
VS.	:	REAL ESTATE ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS	:	PARCEL NO. 46-00-03919-01-2

SETTLEMENT STIPULATION

Parties

1. Appellants are the Property Owners, SBS of Montgomeryville Inc.

2. Appellee is the Montgomery County Board of Assessment Appeals.

3. Intervenors are the North Penn School District, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 4.63 acres is located on 119 Garden Golf Boulevard, within Montgomery Township, and is further identified as Tax Parcel No. 46-00-03919-01-2 ("Property").

5. The Property's current assessment is 12,572,000.

Appeal

6. On or about July of 2019, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount 13,956,830 for the taxable year beginning January 1, 2020.

7. On October 8, 2019, after conducting a hearing on the Appeal, the Board issued a "Notice of Assessment Reduction" determination, reducing the assessed value from 13,956,830 to 12,572,000.

8. On November 4, 2019, the Property Owner appealed to this Court from the Board's "Notice of Assessment Reduction" determination seeking a further reduction.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2020 Assessment: Effective January 1, 2020 for County and Township tax years and July 1, 2020 for the School District tax year, the assessment on the Property shall be decreased from its assessment of 12,572,000 to 11,289,700. Applying the County's 2020 common level ratio of .493 this assessment results in an indicated market value of $22,900,000.

11. The Property's assessment shall remain at 11,289,700 for each subsequent tax year after 2020, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

12. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owners the following overpayment amounts.[1]

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2020	12,572,000	11,289,700	1,282,300	.0267742	$34,332.56
				Total	$34,332.56

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2020	12,572,000	11,289,700	1,282,300	.003459	$4,435.48
				Total	$4,435.48

[1] The amount of the refund owed to Property Owner will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2020	12,572,000	11,289,700	1,282,300	.00039	$500.10
				Total	$500.10

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2020	12,572,000	11,289,700	1,282,300	.00149	$1,910.63
				Total	$1,910.63

13. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

14. The tax collector shall provide the necessary information to calculate the proper amount of refunds for all tax years at issue, including whether the prior year taxes were paid at face, discount or penalty, to the respective taxing authorities within thirty (30) days from the date of entry of the attached order

15. The taxing authorities agree that all overpayments set forth in Paragraph 12, as verified by the tax collector and/or business manager of each taxing authority in according with Paragraph 13, shall be paid directly to Property Owner within sixty (60) calendar days of the Court's approval of this Settlement Stipulation. The taxing authorities shall forward such payments to the Property Owner at the following address:

    SBS of Montgomeryville Inc.
    Glen-David Schwarzschild, Esquire
    Law Offices of Glen-David Schwarzschild, LLC
    1050 North Kings Highway
    Suite 102
    Cherry Hill, NJ 08034

16. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

17. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

18. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

19. Each party shall bear its own costs as incurred.

20. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

***

[Signatures on Next Page]

MARTINA STOLL
President of the North Penn School District

SAMANTHA MAGEE, ESQUIRE
Attorney for Montgomery County
Board of Assessment Appeals

8/5/20

GLEN DAVID SCHWARZSCHILD, ESQUIRE
Attorney for SBS of Montgomeryville Inc.

ROBERT J. IANNOZZI, JR., ESQUIRE
Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE
Attorney for Montgomery County

MONTGOMERY COUNTY COURT OF COMMON PLEAS

202 MARKET PLACE LP c/o VIKING ASSOCIATES vs. MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS	Docket No. 2017-24731 Assessment Appeal Property Location: 411 Doylestown Pike Tax Parcel No.: 46-00-00865-00-7

ORDER

AND NOW, this _____ day of _____ 2020, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decreases in assessments as agreed to in the attached Stipulation to settle, that the taxing authorities shall make any appropriate refunds for overpayment as a result of the decrease in assessments, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

_____
J.

Copies of the above Order mailed on _____ to:
Michael L. Barbiero, Esquire
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Brian O. Phillips, Esquire
Douglas C. Maloney, Esquire
Robert J. Iannozzi, Jr., Esquire
Court Administration – Civil

_____
Judicial Secretary

RUDOLPH CLARKE, LLC
BY: Michael L. Barbiero, Esquire
Attorney I.D. No. 82933
BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
7 Neshaminy Interplex, Suite 200
Trevose, PA 19053
215.633.1890
aglassman@rudolphclarke.com
mbarbiero@rudolphclarke.com

Attorneys for Intervenors,
North Penn School District

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

202 MARKET PLACE LP c/o VIKING ASSOCIATES	:	NO. 2017-24731
VS.	:	REAL ESTATE ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS	:	PARCEL NO. 46-00-00865-00-7

SETTLEMENT STIPULATION

Parties

1. Appellants are the Property Owners, 202 Market Place LP c/o Viking Associates.

2. Appellee is the Montgomery County Board of Assessment Appeals.

3. Intervenors are the North Penn School District, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 7.78 acres is located on 411 Doylestown Pike, within Montgomery Township, and is further identified as Tax Parcel No. 46-00-00865-00-7 ("Property").

5. The Property's current assessment is 4,328,000.

Appeal

6. On or about July of 2017, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount 4,884,060 for the taxable year beginning January 1, 2018.

7. On September 20, 2017, after conducting a hearing on the Appeal, the Board issued a "Notice of Assessment Reduction" determination, reducing the assessed value from 4,884,060 to 4,328,000.

8. On October 16, 2017, the Property Owner appealed to this Court from the Board's "Notice of Assessment Reduction" determination seeking a further reduction.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2018 Assessment: Effective January 1, 2018 for County and Township tax years and July 1, 2018 for the School District tax year, the assessment on the Property shall be decreased from its assessment of 4,328,000 to 3,083,700. Applying the County's 2018 common level ratio of .541 this assessment results in an indicated market value of $5,700,000.

2019 Assessment: Effective January 1, 2019 for County and Township tax years and July 1, 2019 for the School District tax year, the assessment on the Property shall be decreased from its assessment of 4,328,000 to 2,901,300. Applying the County's 2019 common level ratio of .509 this assessment results in an indicated market value of $5,700,000.

2020 Assessment: Effective January 1, 2020 for County and Township tax years and July 1, 2020 for the School District tax year, the assessment on the Property shall be decreased from its assessment of 4,328,000 to 2,810,100. Applying the County's 2020 common level ratio of .493 this assessment results in an indicated market value of $5,700,000.

11. The Property's assessment shall remain at 2,810,100 for each subsequent tax year after 2020, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

12. The taxing authorities and the Property Owner mutually agree that neither party shall file and/or participate in any matters related to assessment appeals for this Property for the next two tax years: 2021 and 2022, unless there is a countywide re-assessment. In such case, all parties shall have the right to file an appeal.

13. The parties acknowledge that this agreement does not limit the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as the result of a countywide reassessment, change in the subject property resulting in the issuance of an interim assessment, or otherwise provided by applicable law. If there is any such change in the assessment of the subject property, all parties shall have the right to appeal from that change as provided by law.

14. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owners the following overpayment amounts.[1]

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2018	4,328,000	3,083,700	1,244,300	.025509	$31,740.85
2019	4,328,000	2,901,300	1,426,700	.0260957	$37,230.74
2020	4,328,000	2,810,100	1,517,900	.0267742	$40,640.56
				Total	$109,612.15

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2018	4,328,000	3,083,700	1,244,300	.003459	$4,304.03
2019	4,328,000	2,901,300	1,426,700	.003459	$4,934.96
2020	4,328,000	2,810,100	1,517,900	.003459	$5,250.42
				Total	$14,489.41

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2018	4,328,000	3,083,700	1,244,300	.00039	$485.28
2019	4,328,000	2,901,300	1,426,700	.00039	$556.41
2020	4,328,000	2,810,100	1,517,900	.00039	$591.98
				Total	$1,633.67

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2018	4,328,000	3,083,700	1,244,300	.00149	$1,854
2019	4,328,000	2,901,300	1,426,700	.00149	$2,125.78
2020	4,328,000	2,810,100	1,517,900	.00149	$2,261.67

[1] The amount of the refund owed to Property Owner will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

Total	$6,241.45

15. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

16. The tax collector shall provide the necessary information to calculate the proper amount of refunds for all tax years at issue, including whether the prior year taxes were paid at face, discount or penalty, to the respective taxing authorities within thirty (30) days from the date of entry of the attached order

17. The taxing authorities agree that all overpayments set forth in Paragraph 14, as verified by the tax collector and/or business manager of each taxing authority in according with Paragraph 15, shall be paid directly to Property Owner within sixty (60) calendar days of the Court's approval of this Settlement Stipulation. The taxing authorities shall forward such payments to the Property Owner at the following address:

    202 Market Place LP
    Douglas C. Maloney, Esquire
    BEGLEY, CARLIN & MANDIO, LLP
    P.O. Box 308
    680 Middletown Blvd.
    Langhorne, Pennsylvania 19047

18. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

19. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

21. Each party shall bear its own costs as incurred.

22. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

***

[Signatures on Next Page]

MARTINA STOLL
President of the North Penn School District

SAMANTHA MAGEE, ESQUIRE
Attorney for Montgomery County
Board of Assessment Appeals

DOUGLAS C. MALONEY, ESQUIRE
Attorney for 202 Market Place LP

ROBERT J. IANNOZZI, JR., ESQUIRE
Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE
Attorney for Montgomery County

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # **14**

SUBJECT: Consider Change Order for Friendship Park Project
MEETING DATE: September 28, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township Engineer and Township staff held a pre-construction meeting with the contractor in advance of the work starting at the Friendship Park site. During that meeting we discussed the watering of the landscaping and there being no water source at the site. It was noted there is water service in the area, and after further discussion staff requested a quote to bring the water line to the pavilion area for not only watering the trees and landscaping that will be planted as part of the project, but to provide a water source for future cleaning and maintenance at the park.

PREVIOUS BOARD ACTION:

The Board awarded the bid for the project to Couzins, Inc., the lowest responsible bidder in the amount of $380,615.

BUDGET IMPACT:

This will be expended from the Capital Reserves Fund, and will not impact the General Fund.

RECOMMENDATION:

Approve the change order in the amount of $6,900.00 for the water service connection with hydrant at Friendship Park.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby approve the change order for Friendship Park in the amount of $6,900.00 to establish a water service connection with hydrant.

Motion by: _____ Seconded by: _____

Proposal #

:1830

Couzinsinc@verizon.net
www.couzinsinc.com
P.O. Box 1155 North Wales PA 19454 215-393-9086

Name / Address	Customer Phone	Customer Fax	Date
Montgomery Township 1001 Stump Road Montgomeryville, PA 18936	(215) 393-6900		9/21/2020

Description	Qty	Rate	Total
Friendship Park Phase 2 Excavate for water service connecting existing valve box by Enclave Ave to proposed hydrant next to pavilion. Install approximately 347LF of 3/4 K copper and Y34-4 hydrant. Backfill with select soil and compact. Grade disturbed areas and rake, seed and mulch.		6,900.00	6,900.00
		Total	$6,900.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. This proposal may be withdrawn by us if not accepted within three (3) days.
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment is due 30 days from the date of invoice unless specified differently. Any amount not paid will be subject to a monthly service charge of 1-1/2% (18% annual rate).

Signature_____ **Date:**_____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 15

SUBJECT: Consider Approval of 2021 Proposed Capital Expenditures
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager, and Brian Shapiro, Finance Director

---

BACKGROUND:
Department Heads have met with the Finance Director and Township Manager to discuss their requests for capital expenditures in the 2021 budget. After these individual meetings it was determined that the best way to present this information to the Board of Supervisors was to include all items in one document, which would show total proposed expenditures (by department and as a whole), sources of funding, and resulting fund balances.

Additionally, the Finance Director will meet with the Department Heads in the coming year to reevaluate prior capital replacement plans and determine any necessary updates based on an evaluation, particularly as it relates to our infrastructure.

This Capital Improvement Plan (CIP) will be expanded to make the Township's investment in its equipment, buildings and infrastructure more intentional as a result of evaluation and prioritization for the next 20 years. The CIP will be a fluid document that is reviewed each year and adjusted accordingly.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:
Inclusion of these items in the 2021 budget will result in the expenditures being shown in various funds including Capital Reserves, and Highway Aid Fund (State Liquid Fuels).

RECOMMENDATION:
Staff recommends the Board of Supervisors discuss the proposed capital expenditures with staff, which will allow us to proceed with the finalization of the preliminary 2021 proposed budget.

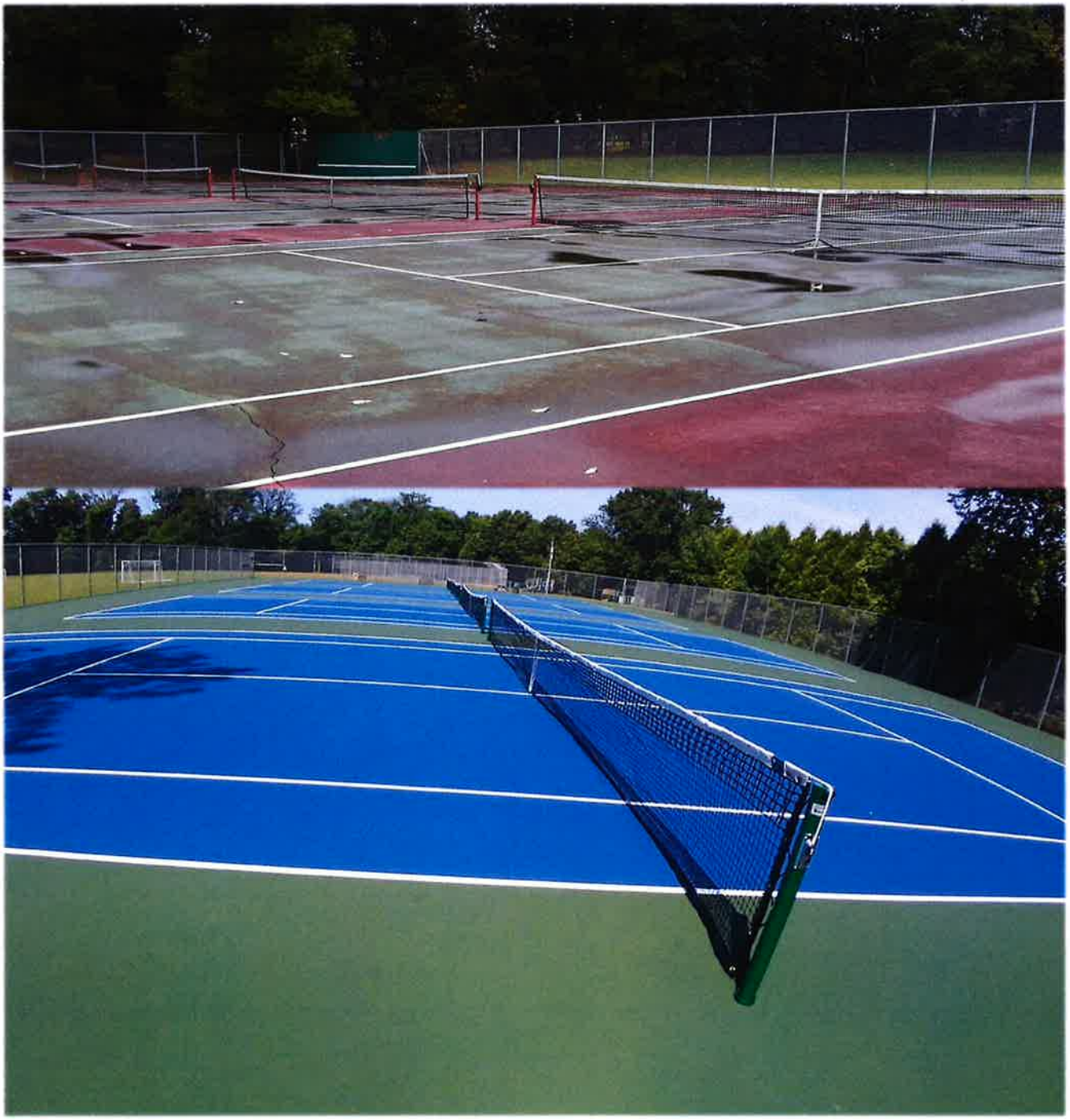
MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby authorize the inclusion of the items enumerated in the 2021 Capital Improvement Plan into the 2021 Township budget.

Motion by: _____ Seconded by: _____

2021 Capital Budget

2021 - 2025 Capital Plan



2019 Fellowship Park Renovations

Table of Contents

Overview 1

Explanation 2

Funding Overview 3

Funding Sources 4

Capital Plan 5

Descriptions 7

Capital Improvement Plan

Overview

The Capital Improvement Plan (CIP) represents a multi-year schedule of major necessary improvement to the Township's physical property, including equipment and infrastructure. The following pages detail anticipated projects and their projected costs through the year 2025

Purpose

Montgomery Township created a CIP to proactively project future capital needs. This process offers several benefits to the Township:

1. Provides effective scheduling of projects and investments to minimize budget variability.

2. Allows for prioritizing of capital needs to ensure the most important projects are funded.

3. Illustrates financial effects of current expenditures on future projects.

4. Saves Township funds through replacing, repairing or upgrading infrastructure before maintenance or emergency repair costs escalate.

5. Protects resident safety by ensuring emergency vehicle reliability and removing safety hazards from Township infrastructure.

By looking ahead several years, the Township is able to anticipate upcoming capital needs and prioritize completion based on available funds. A key feature to having a comprehensive plan is the ability to view projects across all departments to determine how they fit into the Township's long-term goals. It also helps residents and staff understand the impact each project has on the plan as a whole. For example, increasing spending for a road improvement project may decrease available funds for improvements to our parks.

Proactively addressing capital needs can also save the Township money throughout the duration of the plan. By replacing vehicles we prevent sudden increases in vehicle maintenance and can prevent lost productivity if a vehicle breaks down while in use. Purchasing equipment for the Public Works Department to improve paving allows roads to be repaired faster while saving on hours of labor. In addition to financial benefits, capital planning improves quality of service and increases safety for residents. Repairing walking paths in parks increases the safety of the residents who use those facilities.

Capital Improvement Plan

Explanation

Explanation

Projects included in the CIP generally have a long life expectancy and high cost. In most cases, capital projects make physical improvements costing over $5,000 that last for five or more years. Some projects involve one-time purchases, such as vehicle replacement, while others involve multi-year construction plans. Many CIP projects DO NOT add new costs to the Township's operating budget. Rather than creating new assets with their own staffing and maintenance costs, many projects are replacements or improvements to existing Township infrastructure and equipment. Several projects will save the Township on maintenance and repair costs. However, some projects bring new assets to the Township. First-time assets can add to operating costs which will be reflected in future operating budgets.

While projects require funds to complete and, in some cases, maintain, the Township takes careful consideration of how best to allocate our resources. Each department has a specific mission with objectives for future years so they prioritize projects in order to achieve their goals.

Projects in the current CIP include some that began in previous years. Each project is listed with a total project cost as well as the costs broken down by year within the plan. While capital improvements taking place in the current year are included in the current capital fund budget, future projects are subject to change as priorities and available funds may change over time. Each year, the Township will plan future capital needs. We will update the CIP with completed projects and projected expenditures extending five years from the current budget.

While the overall expenditures are important to consider, the Township also looks at capital needs by category. The projects on the following pages are totaled by department through 2025. They are also subsequently explained individually and separated into the following categories:

- Administrative
- Buildings and Grounds
- Information Technology
- Police Services
- Public Works
- Parks and Recreation
- Community Recreation Center
- Fire Protection

Capital Improvement Plan

Funding Overview

Funding Overview

Many capital projects are funded by transfers to the Capital Reserve Fund from the operating budget for the current year. Some projects are funded by state grants though agencies such as Pennsylvania Department of Conservation and Natural Resources (DCNR) and Pennsylvania Department of Community and Economic Development (DCED). Road funds are further supplemented by the state with revenue from the Liquid Fuels Tax, which the Township places into the Highway Aid Fund.

Estimated Available Funds for Capital Projects and Purchases

	2021	2022	2023	2024	2025
Beginning Balance 1/1	$ 10,453,684	$ 8,545,190	$ 6,820,647	$ 7,100,647	$ 7,380,647
Funding for Capital Improvements	1,670,206	1,415,457	280,000	280,000	280,000
Capital Improvement	3,578,700	3,140,000	-	-	-
Ending Balance	$ 8,545,190	$ 6,820,647	$ 7,100,647	$ 7,380,647	$ 7,660,647

Department/Category Total Project Expenditures, 2020-2025

	2021	2022	2023	2024	2025
Administration	$ 10,000	$ -	$ -	$ -	$ -
Buildings and Grounds	175,500	-	-	-	-
Information Technology	253,600	-	-	-	-
Police Services	137,100	-	-	-	-
Public Works	1,949,000	1,685,000	-	-	-
Parks and Recreation	275,000	895,000	-	-	-
Community Recreation Center	20,000	-	-	-	-
Fire Protection	758,500	-	-	-	-
Total Capital Projects:	$ 3,578,700	$ 2,580,000	$ -	$ -	$ -

Capital Improvement Plan

Funding Overview

Funding for Capital Projects and Purchases

	Note	2021	2022	2023	2024	2025
Operating Revenue						
Interest		$ 175,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Fee-In-Lieu of Improvements		-	-	-	-	-
Sale of Fixed Assets		50,000	50,000	50,000	50,000	50,000
Miscellaneous		30,000	30,000	30,000	30,000	30,000
Grants						
Green Light Go	A	400,206	-	-	-	-
TAP	B	-	850,000	-	-	-
ARLE	C	-	285,457	-	-	-
Fire Commissioner Grant	D	15,000	-	-	-	-
Other Funding Sources						
Liquid Fuels Contribution		890,000	-	-	-	-
EAC Fund Contribution		100,000				
Park and Rec Contribution		10,000	-	-	-	-
Total Contributions for Capital Purposes		$ 1,670,206	$ 1,415,457	$ 280,000	$ 280,000	$ 280,000

Capital Improvement Plan

	Fund	2021	2022	2023	2024	2025
Administration						
Intranet/Employee Portal	Capital	10,000	-	-	-	-
Building and Grounds						
Building Improvements	Capital	70,000	-	-	-	-
Office Blinds - Admin/Finance	Capital	7,500	-	-	-	-
Upgrades to Digital Signs (4)	Capital	98,000	-	-	-	-
Information Technology						
AV Upgrade - Township Room	Capital	132,000	-	-	-	-
CCTV	Capital	25,000	-	-	-	-
Cisco Wi-Fi Lan Controller	Capital	5,500	-	-	-	-
Dell PowerEdge Replacement (2)	Capital	21,000	-	-	-	-
MD3200i Power Vault SAN	Capital	9,000	-	-	-	-
PC Replacement (17)	Capital	21,300	-	-	-	-
Surface Pros Replacement (4)	Capital	6,800	-	-	-	-
Audio Visual - Board Room	Capital	33,000	-	-	-	-
Police Services						
Ford Interceptor (2)	Capital	75,000	-	-	-	-
Ford Interceptor (2) - Outfitting	Capital	45,000	-	-	-	-
Kennel Knee Wall Replacement	Capital	14,000	-	-	-	-
Taser Replacement (2)	Capital	3,100	-	-	-	-
Public Works						
2021 Curb and Sidewalk Project - Bid A	Capital	114,000	-	-	-	-
2021 Curb and Sidewalk Project - Bid B	Capital	40,000	-	-	-	-
2021 Paving Project	Hwy Aid	650,000	-	-	-	-
2021 Peterbilt 10 Wheel Dump Truck	Hwy Aid	220,000	-	-	-	-
2021 Pick Up Truck	Capital	50,000	-	-	-	-
Autumn Woods Trail	Capital	50,000	-	-	-	-
Facilities Study	Capital	20,000	-	-	-	-
Graco Thermolazer ProMelt	Hwy Aid	20,000	-	-	-	-
Jug Handles A and B	Capital	400,000	-	-	-	-
Loader/Backhoe	Capital	-	140,000	-	-	-
Preemption System Along Route 309	Grant - C	-	595,000	-	-	-
Sassafras Dr. Storm Sewer Replacement	Capital	375,000	-	-	-	-
SmartWeight Touch Balancer	Capital	10,000	-	-	-	-
Traffic Signal Upgrades	Grant - A	-	950,000	-	-	-
Zehr Property	Capital	-	560,000	-	-	-
Parks and Recreation						
Basketball Court Improvements	Capital	5,000	-	-	-	-
Brush Mower	Capital	25,000	-	-	-	-
Chipper Replacement	EAC	100,000	-	-	-	-
Dog Park Study	P&R	10,000	-	-	-	-
Zero Turn Mower	Capital	30,000	-	-	-	-
Power line Trail Connector - Phase 1	Grant - B	105,000	895,000	-	-	-

Capital Improvement Plan

	Fund	2021	2022	2023	2024	2025
Community Recreation Center						
Scheduled Replacements	Capital	20,000	-	-	-	-
Fire Protection						
Decaling of Tower Ladder 18	Capital	8,000	-	-	-	-
Equipment Mounting of Ladder	Capital	35,000	-	-	-	-
PC Replacement (3)	Capital	6,500	-	-	-	-
Re-insulation of Firehouses	Capital	17,500	-	-	-	-
Repaving of Ramp at Battalion 1	Capital	17,500	-	-	-	-
Thermal Imaging Camera - Replacement	Capital	9,000	-	-	-	-
Tower Ladder 18 - Note A	Capital	650,000	-	-	-	-
Training Room at Battalion 1	Grant - D	15,000	-	-	-	-
Total Capital Projects:		**$ 3,578,700**	**$ 3,140,000**	**$ -**	**$ -**	**$ -**

Notes:

(A) This represent the balance due for the Ladder Truck that was purchased in 2020.

Capital Improvement Plan

Project Descriptions

Administration	
Intranet/Employee Portal	Montgomery Township is looking for a user-friendly web based portal application for its employees to easily access information and forms. The portal will allow employees to potentially access information from their own personal devices, such as an iPhone. Such convenience will allow the employee to manage to easily access the proper forms to change an address or payroll allocation to a saving account. The portal will also act as a single source of information from the Delaware Valley Health Insurance Trust; thereby eliminating spam like emails.
Building and Grounds	
Upgrades to Digital Signs (4)	With new technology the Township will be able to coordinate messages to residents in all parts of the Township. This has particular value in emergency situations such as the recent flash flooding as a result of Hurricane Isaias, motor vehicle accidents where roads are closed, and if there is a missing person. Additionally, these signs can be used to promote Township or community events and can be individually customized as needed from one source.
Information Technology	
AV Upgrade - Township Room	The Township room only has one screen that offers limited viewing capability f or the public. The proposed AV upgrades include the installation of multiple screens for enhanced viewing. Upgrades also include the possibility of streaming presentations directly to the Board of Supervisor's smart devices. These audio visual upgrades allow for better viewership and more impactful presentations. It also utilizes the Township Room space for efficiently. Finally, there is renewed opportunity to make certain that the Township Room is in compliance with the ADA standards for accessible design. The upgrades will allow for live streaming of meetings for increased citizen engagement.
Dell PowerEdge Replacement (2)	Server. It is imperative that Montgomery Township maintain network hardware to avoid disruptions to the work day. Maintaining and upgrading the servers allow for more cache and speed. These servers offer options for more processors, expansion and virtualization. All of which are in congruence with the overall plan to move all data to a "cloud based" model.
MD3200i Power Vault SAN	Memory / Storage consolidation. Allows for the seamless performance of network functions by better managing data.
Audio Visual - Board Room	Flat screen television offering Microsoft Teams Rooms. Microsoft Teams Rooms will allow employees to join meetings in a single step, share content, and collaborate with remote attendees to make meetings more productive and engaging.
Police Services	
Kennel Knee Wall Replacement	The Kennel is over twenty years old and shows appropriate wear and tear for its age.

Capital Improvement Plan

Project Descriptions

Public Works	
2021 Peterbilt 10 Wheel Dump Truck	Customized 10 wheel dump truck with snow plow accessories. This will replace the current dump truck that is over 20 years old. The current truck is a manual transmission which makes it difficult to use and creates operational and safety issues for the crew
Autumn Woods Trail	The Autumn Woods Fitness Trail is approximately six acres located off of 101 Richardson Road between a residential community and an office complex (R34 and BP). It is densely wooded with many fallen trees. The trail has multiple cracked surfaces. Improvements to the trail will complement the new playground equipment already installed. Park and trail improvements are highly valued by the public at large. Increasing the safety of this trail will improve the overall limited natural beauty of Montgomery Township.
Facilities Study	The current shop was built in 1985 and is now functionally obsolete. A study will provide the necessary architectural and engineering expertise to best utilize the space provided at 90 Domorah Drive.
Graco Thermolazer ProMelt	This is a road striping system. The Graco Thermolazer ProMelt System is a comprehensive tool (line drawer) and reduces man power hours spent on singular projects. Its ability to melt up to 300 pounds of thermoplastics in less than one hour substantially increases productivity. Furthermore, it allows for higher quality projects.
Loader/Backhoe	This is an 8 ton excavator. This is an essential piece of equipment for the Public Works Department. It can be used for demolition, trenching or more precision necessary projects.
SmartWeight Touch Balancer	This is a computerized wheel balancing tool for both cars and light trucks. The current machine is due for replacement. This tool is essential for the mechanics of the Montgomery Township fleet. Tire conditions on all vehicle are of the utmost importance.
Parks and Recreation	
Basketball Court Improvements	Current basketball court is original to the park and shows appropriate wear and tear. Upgrading the court and equipment helps beautify the Autumn Woods Trail. It also helps to reinforce Montgomery Township's generic campaigns for health and wellness in the community. Most importantly, these upgrades will make the court safe again.
Brush Mower	A brush mower is designed for mowing high grass, thick weeds and heavy brush. Our current machine has gear box issues and is prone to downtime in the shop. Machines such as the brush mower maximize manpower hours and improve overall efficiency. Secondly, this mower allows for the township to keep basins looking natural and esthetically pleasing to the community. Examples, of such would be the basin at Raven Hallow, the larger fields of Windlestrae and the Zehr Property.

Capital Improvement Plan

Project Descriptions

Parks and Recreation	
Chipper Replacement	Montgomery Township currently has an older model chipper that is heavily relied upon for storm clean-up. The Chipper is easily accessible and allows Public Works to clear roads and trails safely and efficiently. A newer model will allow logs up to 18 inches in diameter to be chipped. Chips are recycled to the dog park. Finally, the chipper also allows for quicker and more efficient processing of the community Christmas tree recycling program.
Zero Turn Mower	Montgomery Township expects two mowers to be retired by the end of calendar year 2021. A Zero Turn Mower is an ideal replacement because of its overall efficiency. A zero turn mower is all about maneuverability and faster mowing times. Therefore, allowing for better management of manpower hours on specific projects.
Fire Protection	
Training Room at Battalion 1	Current hardware is outdated and does not meet the needs of the Fire Services Department. Modernized AV equipment will allow Fire Services to provide more impactful presentations and better utilize the Room 1 as an educational meeting space.
Re-insulation of Firehouses	Battalion 1 suffers from all the telltale signs of poor insulating. Fluctuating temperatures, chilly drafts and frozen pipes are some of the many issues that Fire Services has been contending with since the dedication of the building. After the reinsulating of the building we expect to see a stabilization in building temperatures and no further broken pipes with costly repairs.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 16

SUBJECT: Consider Payment of Bills
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Please find attached a list of bills for your review.

MOTION/RESOLUTION:

Motion to pay the bills as submitted.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
09/17/2020	01	79601	100001600	JENNIFER MASORLI	120.00
09/25/2020	01	79602	00000006	ACME UNIFORMS FOR INDUSTRY	390.44
09/25/2020	01	79603	100000892	ADAM ZWISLEWSKI	190.00
09/25/2020	01	79604	00000340	ADVENT SECURITY CORPORATION	222.00
09/25/2020	01	79605	00001202	AIRGAS, INC.	266.47
09/25/2020	01	79606	100000876	ALEXANDER J. DEANGELIS	30.00
09/25/2020	01	79607	100000814	AMAZON.COM SERVICES, INC	434.81
09/25/2020	01	79608	100000888	ANDREW WEINER	15.00
09/25/2020	01	79609	00000043	BERGEY''S	80.48
09/25/2020	01	79610	00000448	BISHOP WOOD PRODUCTS, INC	756.00
09/25/2020	01	79611	100001244	BRANDI BLUSIEWICZ	45.00
09/25/2020	01	79612	100000979	BRANDON UZDZIENSKI	105.00
09/25/2020	01	79613	100001080	BRIAN GRABER	15.00
09/25/2020	01	79614	100000405	C.E.S.	39.10
09/25/2020	01	79615	00001579	CARGO TRAILER SALES, INC	82.01
09/25/2020	01	79616	100000878	CARL HERR	80.00
09/25/2020	01	79617	00000363	COMCAST	266.90
09/25/2020	01	79618	00000629	DAVIDHEISER''S INC.	886.38
09/25/2020	01	79619	00000125	DISCHELL, BARTLE DOOLEY PC	6,831.00
09/25/2020	01	79620	100000893	DONALD TUCKER	60.00
09/25/2020	01	79621	00001166	DRUMHELLER CONSTRUCTION, INC.	97,218.00
09/25/2020	01	79622	00000152	ECKERT SEAMANS CHERIN &	1,842.50
09/25/2020	01	79623	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
09/25/2020	01	79624	00903110	ESTABLISHED TRAFFIC CONTROL	187.50
09/25/2020	01	79625	00000174	FISHER & SON COMPANY, INC.	699.00
09/25/2020	01	79626	100001602	FRANK BLUSIEWICZ	15.00
09/25/2020	01	79627	100000408	FSSOLUTIONS	32.25
09/25/2020	01	79628	03214568	FULTON CARDMEMBER SERVICES	1,023.85
09/25/2020	01	79629	00001852	G.L. SAYRE, INC.	508.96
09/25/2020	01	79630	00001504	GALETON GLOVES	135.84
09/25/2020	01	79631	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	701.85
09/25/2020	01	79632	00000817	GILMORE & ASSOCIATES, INC.	59,459.89
09/25/2020	01	79633	00000198	GLASGOW, INC.	461.92
09/25/2020	01	79634	00000219	GLOBAL EQUIPMENT COMPANY	358.53
09/25/2020	01	79635	MISC	GOLD VISIBILITY, LLC	3,412.42
09/25/2020	01	79636	00001709	GOULDEY WELDING & FABRICATIONS, INC	171.15
09/25/2020	01	79637	00000229	GRAINGER	344.00
09/25/2020	01	79638	100000162	HERMAN GOLDNER COMPANY, INC.	3,281.00
09/25/2020	01	79639	00000903	HOME DEPOT CREDIT SERVICES	86.11
09/25/2020	01	79640	100000882	JACOB MILLEVOI	60.00
09/25/2020	01	79641	100000889	JACOB WELTMAN	30.00
09/25/2020	01	79642	100001601	JAYA SHAH	120.00
09/25/2020	01	79643	100000881	JOHN H. MOGENSEN	60.00
09/25/2020	01	79644	00000148	JONATHAN S. BEER	1,800.00
09/25/2020	01	79645	00000740	K.J. DOOR SERVICES INC.	212.50
09/25/2020	01	79646	00001277	LARRY KNECHEL	100.00
09/25/2020	01	79647	00000201	MASTERTECH AUTO SERVICE, LLC	47.87
09/25/2020	01	79648	00000744	MCDONALD UNIFORMS	2,355.17
09/25/2020	01	79649	00000744	MCDONALD UNIFORMS	2,344.72
09/25/2020	01	79650	100000875	MICHAEL BEAN	45.00
09/25/2020	01	79651	100000885	MICHAEL SHEARER	45.00
09/25/2020	01	79652	00002016	MICHAEL SHINTON	15.00
09/25/2020	01	79653	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	96.11
09/25/2020	01	79654	00000356	NORTH WALES WATER AUTHORITY	395.10
09/25/2020	01	79655	100000728	NORTH WALES WATER AUTHORITY	21,387.50
09/25/2020	01	79656	00001134	OFFICE DEPOT, INC	109.95
09/25/2020	01	79657	100000890	PAUL MOGENSEN	50.00
09/25/2020	01	79658	00000726	PENN-HOLO SALES & SERVICES	609.41
09/25/2020	01	79659	100000754	PETROLEUM TRADERS CORP.	2,213.47
09/25/2020	01	79660	100000755	PETROLEUM TRADERS CORP.	1,257.45
09/25/2020	01	79661	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	158.30
09/25/2020	01	79662	00000945	PIPERSVILLE GARDEN CENTER, INC.	727.77
09/25/2020	01	79663	00003333	PSATS	200.00
09/25/2020	01	79664	100000886	RACHEL TROUTMAN	30.00
09/25/2020	01	79665	00906102	READY REFRESH	209.31
09/25/2020	01	79666	00906142	RHOADS GARDEN, THE	250.00
09/25/2020	01	79667	00002013	RR DONNELLEY	120.00
09/25/2020	01	79668	100000884	RYAN RUDDELL	30.00
09/25/2020	01	79669	00001618	SEALMASTER	459.00
09/25/2020	01	79670	100000874	SEAN ALLISON	60.00
09/25/2020	01	79671	00001939	SERVICE TIRE TRUCK CENTERS	1,468.08
09/25/2020	01	79672	00000015	SPRINT	247.29
09/25/2020	01	79673	00001394	STANDARD INSURANCE COMPANY	8,086.58
09/25/2020	01	79674	100000701	STAPLES BUSINESS CREDIT	608.83
09/25/2020	01	79675	00000636	STAPLES CREDIT PLAN	210.75
09/25/2020	01	79676	00003015	STEPHEN A. SPLENDIDO	15.00
09/25/2020	01	79677	00906111	THE PROTECTION BUREAU	741.10
09/25/2020	01	79678	00001984	TRAFFIC PLANNING AND DESIGN, INC.	500.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
09/25/2020	01	79679	00000506	TRANS UNION LLC	84.80	
09/25/2020	01	79680	0903444	TURNER SEMRAU	30.00	
09/25/2020	01	79681	100001181	TURTLE & HUGHES ELECTRICAL &	1,197.00	
09/25/2020	01	79682	00000040	VERIZON	37.27	
09/25/2020	01	79683	00000040	VERIZON	65.68	
09/25/2020	01	79684	00000040	VERIZON	188.41	
09/25/2020	01	79685	00000038	VERIZON WIRELESS SERVICES, LLC	480.27	
09/25/2020	01	79686	100000854	VINAY SETTY	225.00	
09/25/2020	01	79687	100000891	VINCENT ZIRPOLI	30.00	
09/25/2020	01	79688	00001329	WELDON AUTO PARTS	365.30	
09/25/2020	01	79689	00001084	WITMER ASSOCIATES, INC.	6,109.24	
09/25/2020	01	79690	00000760	WM CORPORATE SERVICES, INC	1,155.69	
09/25/2020	01	79691	100001042	ZACHARY EIDEN	60.00	
09/25/2020	01	79692	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	947.72	
09/25/2020	01	79693	100000814	AMAZON.COM SERVICES, INC	528.41	
09/25/2020	01	79694	00000363	COMCAST	494.17	
09/25/2020	01	79695	00001466	FEDEX OFFICE	37.08	
09/25/2020	01	79696	MISC	FONTAINE SCOTT M	1,200.00	
09/25/2020	01	79697	00000817	GILMORE & ASSOCIATES, INC.	29,224.53	
09/25/2020	01	79698	00000817	VOID	0.00	V
09/25/2020	01	79699	00000284	LIZELL OFFICE FURNITURE	360.00	
09/25/2020	01	79700	100000701	STAPLES BUSINESS CREDIT	130.49	
09/25/2020	01	79701	00906111	THE PROTECTION BUREAU	3,568.00	
09/25/2020	01	79702	00001273	TIM KUREK	622.75	
09/25/2020	01	79703	00000038	VERIZON WIRELESS SERVICES, LLC	1,293.29	

01 TOTALS:

(1 Check Voided)
Total of 102 Disbursements: 281,006.72

Check Register Report For

For Check Dates 09/15/2020 to 09/28/2020

Check Date	Name	Description	Amount
9/23/2020	STATE OF PA	State Tax Payment	9,115.18
9/17/2020	PA SCDU	Withholding Payment	852.17
9/17/2020	MORGAN STANLEY SMITH BARNEY INC	Police Pension	7,216.39
9/17/2020	UNITED STATES TREASURY	941 Tax Payment	82,899.21
9/17/2020	BCG 401	401 Payment	13,772.52
9/17/2020	BCG 457	457 Payment	13,041.17
9/17/2020	PBA	Withholding Payment	1,303.00
		Total	**$ 128,199.64**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 17

SUBJECT: Consider Authorization to Advertise Ordinance Establishing a Human Relations Commission

MEETING DATE: September 28, 2020

BOARD LIAISON:

INITIATED BY: Sean Kilkenny, Township Solicitor

BACKGROUND:

The Board of Supervisors has previously expressed its desire to establish a Human Relations Commission. The Township Manager asked the Solicitor to draft an ordinance for the Board's review which would follow the Pennsylvania Human Relations Act and establish a Human Relations Commission.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

This will involve legal expenses as the Commission is established, residents are interviewed and appointed Commission members are trained. Identified staff will need to be trained to handle complaints and develop the proper application. This Commission will also need a liaison like other Township committees.

RECOMMENDATION:

Staff recommends the Board of Supervisors discuss the proposed ordinance with the Township Solicitor and if they find it to be in order consider authorizing it for advertisement.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of the Human Relations ordinance.

Motion by: _____ Seconded by: _____

DRAFT

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ENACTING A HUMAN RELATIONS ORDINANCE TO PROVIDE FOR THE CREATION OF THE MONTGOMERY TOWNSHIP HUMAN RELATIONS COMMISSION, AND TO PROHIBIT DISCRIMINATION IN EMPLOYMENT, HOUSING, COMMERCIAL PROPERTY AND PUBLIC ACCOMMODATION WITHIN THE TOWNSHIP; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

WHEREAS, the Constitutions of the United States of America and the Commonwealth of Pennsylvania provide that all individuals are entitled to equality and equal protection under law; and

WHEREAS, the Montgomery Township Board of Supervisors finds that the population of the Township is reflective of the general population of the United States, in that it consists of a diverse array of individuals representing different characteristics based upon actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression; and

WHEREAS, the Township prides itself on the diversity of its citizens, and the harmonious relations which have been fostered in the Township by a widely practiced and recognized attitude of respect among all citizens of Montgomery Township; and

WHEREAS, the Board of Supervisors finds that the direct and secondary negative effects of discrimination and discriminatory practices involving the personal characteristics described above in matters of employment, housing, commercial property and public accommodation, are well documented nationally; and

WHEREAS, the practice or policy of engaging in discrimination or discriminatory practices against any individual or group, because of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression is a matter of highest public concern, and constitutes a paramount threat to the rights, privileges, peace and good order of the citizens of Montgomery Township, and to guests and visitors of the Township, that undermines the basic tenets of our freedom as citizens of the United States, and is utterly unwelcome in this Township, which has a storied tradition of fiercely defending the individual rights of its citizens; and

WHEREAS, the Board of Supervisors desires to establish and adopt an official policy of non-discrimination in Montgomery Township, in all matters involving employment, housing and commercial property, and public accommodation.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township as follows:

PART I, ADMINISTRATIVE LEGISLATION, CHAPTER 47: HUMAN RELATIONS

§47-1 Short Title.

This Chapter shall be known as the "Montgomery Township Human Relations Ordinance."

§47-2 Purpose and Declaration of Policy.

A. Montgomery Township finds that it is of high public importance to adopt appropriate legislation to ensure that all persons, regardless of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap, use of guide or support animals because of blindness, deafness or physical handicap of the user or the user is a handler or trainer of support or guide animals; sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing and public accommodation.

B. The Montgomery Township Board of Supervisors hereby declares it to be the public policy of the Township to foster equality and equal opportunity for all citizens, regardless of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals; sexual orientation, gender identity or gender expression in all matters affecting employment, housing and commercial property, and public accommodation, and to safeguard the right of all persons to remain free of discrimination or discriminatory practices in any of the foregoing aspects of their lives.

C. Nothing in this Chapter shall be construed as supporting, endorsing or advocating any particular doctrine, point of view, or religious belief. On the contrary, it is the express purpose and intent of this Chapter that all persons be treated fairly and equally, and that all persons in Montgomery Township shall be guaranteed fair and equal treatment under the law.

D. This Chapter shall be deemed an exercise of the police power of Montgomery Township, as provided under the Pennsylvania Second Class Township Code, to maintain peace, good government and the welfare of the Township, and to protect the health, safety, morals and general welfare of the Township's inhabitants.

§47-3 Definitions.

The following words and phrases, when appearing in this Chapter, shall have the meanings given to them under this Section:

BOARD OF SUPERVISORS or BOARD. The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania.

CHAPTER. This chapter, the "Montgomery Township Human Relations Ordinance."

COMMERCIAL PROPERTY OR HOUSING. The opportunity for an individual to obtain any commercial property or housing accommodation for which he or she is qualified.

DISCRIMINATION. Any discriminatory act(s) taken by any person, employer, entity, employment agency, or labor organization, with respect to or involving a transaction related to employment, public accommodations, publicly offered commercial property or housing accommodations, on the basis of a person's actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression.

DISCRIMINATORY ACTS. All acts or actions defined in the Pennsylvania Human Relations Act as unlawful discriminatory practices as related to employment, public accommodations, publicly offered commercial property or housing accommodations, actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals; or, though not set forth in the Pennsylvania Human Relations Act, because of an individual's sexual orientation, gender identity or gender expression.

EMPLOYEE. The term does not include any individuals who, as a part of their employment, reside in the personal residence of the employer.

EMPLOYER. The term includes the Township, its departments, boards and commissions, any other governmental agency or school district thereof, and any person employing four or more persons within the Township, but except as hereinafter provided, does not include religious fraternal, charitable or sectarian corporations or associations, except such corporations or associations supported, in whole or in part, by governmental appropriations.

EMPLOYMENT. The opportunity for an individual to obtain employment for which he or she is qualified.

GENDER IDENTITY OR EXPRESSION. Self-perception, or perception by others, as male or female, including an individual's appearance, behavior, or physical characteristics, that may be in accord with, or opposed to, one's physical anatomy, chromosomal sex, or assigned sex at birth, and shall include, but is not limited to, persons who are undergoing or who have completed sex reassignment, are transgender or gender variant.

ORDINANCE. This Ordinance, which shall be referred to as the "Montgomery Township Human Relations Ordinance."

PERSON. Any natural person, fraternal, civic or other membership organization, corporation, general or limited partnership, proprietorship, limited liability company, or similar business organization, including the Township, its departments, boards and commissions, and any other for-profit and nonprofit organization.

PUBLIC ACCOMMODATION. The opportunity for an individual to access food, beverages or lodging, resort or amusement which is open to, accepts, or solicits the patronage of the general public, but shall not include any accommodations which are in their nature distinctly private.

SEXUAL ORIENTATION. Actual or perceived homosexuality, heterosexuality and/or bisexuality.

Any terms of this Chapter not expressly defined herein shall be construed in a manner consistent with the Pennsylvania Human Relations Act.

§47-4 Unlawful Practices.

A. Discrimination in employment, housing and commercial property, or any public accommodation is prohibited under this Chapter.

B. Retaliation against any individual because such person has opposed any practice forbidden by this Chapter, or because such person has made a charge, testified, or assisted in any manner in any investigation or proceeding under this Chapter is prohibited under this Chapter.

C. Aiding, abetting, inciting, compelling or coercing the doing of any act declared by this Chapter to be an unlawful practice, or obstructing or preventing any person from complying with the provisions of this Chapter is prohibited under this Chapter.

§47-5 Exceptions.

Nothing in this Chapter shall bar any religious or denominational institution or organization, or any charitable or educational organization which is operated, supervised or controlled by or in connection with any religious organization, or any bona fide private or fraternal organization from giving preference to persons of the same religion or denomination, or to members of such private or fraternal organization from making such selection as is calculated by such organization to promote the religious principles or the aims, purposes or fraternal principles for which it is established or maintained. Nor shall it apply to rental of rooms in a landlord-occupied rooming house with a common entrance, nor with respect to discrimination based on sex, the advertising, the rental or leasing of housing accommodations in a single-sex dormitory or rooms in one's personal residence in which common living areas are shared.

§47-6 Establishment of Human Relations Commission.

Pursuant to the authority set forth under the Pennsylvania Human Relations Act, 43 P.S. § 962.1, there is hereby established a Human Relations Commission for Montgomery Township, which shall be known as the "Montgomery Township Human Relations Commission."

A. The Montgomery Township Human Relations Commission shall consist of six (6) members, who shall be appointed to terms of three (3) years by the Board. The terms of the members of the Commission shall be staggered, such that the terms of one third (1/3) of the members of the Commission shall expire each year. All members of the Commission shall be residents or business owners of Montgomery Township, and shall serve without compensation.

B. The Human Relations Commission shall, annually, designate one member to serve as Chairperson of the Commission. The Chairperson shall be responsible for coordinating the activities, meetings, and operations of the Commission, as set forth under this Chapter, such meetings which shall occur a minimum of twice per year. The Chairperson shall also report, from time to time, to the Township Manager regarding the activities of the Commission.

C. The Chairperson of the Commission will designate one member as needed to receive complaints and conduct an intake meeting with the complainants. The member charged with this duty shall not participate in any mediations involving parties to the complaint for which they handled the intake, nor shall this member vote on complaints brought in front of the Commission.

D. Members of the Commission shall, as soon after their appointment as practical, attend such training and education seminars or sessions as deemed necessary to acquaint themselves with the functioning of the Montgomery Township Human Relations Commission under this Chapter, as well as the terms, conditions and provisions of the Pennsylvania Human Relations Act, and the operation of the Pennsylvania Human Relations Commission. Such training and education shall be as directed by the Chairperson and shall be performed in conjunction with the state Human Relations Commission.

E. The Montgomery Township Human Relations Commission shall have all of those powers necessary to execute the duties set forth under this Chapter, provided that such powers shall not exceed those exercised by the Pennsylvania Human Relations Commission under the Pennsylvania Human Relations Act.

F. The Montgomery Township Human Relations Commission shall operate within the scope of funds which may be allocated, on an annual basis by the Board of Supervisors and shall not exceed the annual allocation in any year, except upon prior approval by the Board. In adopting this Chapter, the Board hereby expresses its intention that the operation of the Montgomery Township Human Relations Commission under this Chapter shall be supported by volunteers, unpaid staff, and volunteer efforts, and shall be as close to "zero-cost" to the Township as reasonably feasible.

§47-7 Complaint Procedures.

A. Complaints. Any person claiming to be aggrieved by a practice which is made unlawful under this Chapter may make, sign and file a verified complaint, as provided under §47-7.B(1) of this Chapter, alleging violations of this Chapter. Such complaint shall, at a minimum, contain the following information:

(1) The name, telephone number, mailing address and email (if applicable) of the aggrieved person(s);

(2) The name, telephone number, mailing address and email (if applicable) of the person(s) alleged to have committed the prohibited practice;

(3) A concise statement of the facts, including pertinent dates, time, locations, people, and acts involved constituting the alleged discriminatory practice;

(4) Such other information as may be required by the Commission.

B. Procedure.

(1) Complaints may be filed in person at the office of the Township Manager, or by mailing such complaints to the Township offices, to the attention of the Township Manager or the member of the Commission designated to handle intake. All such complaints must be received by the Township within one hundred eighty (180) days of the occurrence of the last act giving rise to the complaint, or such complaint shall be dismissed as untimely.

(2) The Township Manager shall transmit all complaints received to the Chairperson of the Commission not later than ten (10) days of receipt of the complaint. The Township Manager shall conspicuously mark the face of the complaint with the date the document was first received in the Township offices.

(3) The Commission may promulgate forms for use by persons wishing to file a complaint, however, complaints which are prepared without the use of an approved form shall be deemed acceptable under this Chapter so long as the facts set forth under §47-7.A can be clearly determined from the document submitted as a complaint.

(4) The Commission may provide for a process by which persons seeking to file a complaint may consult with a volunteer or other staff person affiliated with the Commission, who is trained to assist the prospective complainant in discerning the facts relevant to the prospective complaint. Such process shall also include referral of additional information to the prospective complainant concerning the content of

this Chapter, the content of the Pennsylvania Human Relations Act, and the availability of the Pennsylvania Human Relations Commission as an additional venue within which the prospective complainant may seek redress when possible.

C. Notifications and Answer. Within thirty (30) days of receipt of a complaint, the Commission shall:

(1) Send a copy of the complaint to the person(s) charged with a discriminatory act or practice under this Chapter (the "respondent"), together with a copy of this Chapter.

(2) Send a notice to the complainant, informing him or her that the complaint has been accepted and processed by the Commission. If the complaint alleges discrimination on a basis proscribed under federal or state law, the Notice shall also inform the complainant of his or her right to file a complaint with the Pennsylvania Human Relations Commission or the federal Equal Employment Opportunity Commission, as well as the U.S. Department of Housing and Urban Development, where applicable.

(3) The Commission shall notify the Pennsylvania Human Relations Commission of the filing of any complaint that may be deemed to be within the jurisdiction of that Commission, as required under the Pennsylvania Human Relations Act.

(4) The Commission shall also include a notice to both the complainant and the respondent(s) of their option to elect to proceed to voluntary mediation in order to resolve the matters giving rise to the complaint.

(5) The respondent(s) shall file a written verified answer to the complaint within thirty (30) days of service of the complaint. An answer shall be filed in the same manner as a complaint.

D. Procedure following Notification and Answer. Within thirty (30) days of receipt of an answer to a complaint, or, where no answer is filed, within sixty (60) days of service of the complaint upon the respondent(s), the Commission shall proceed in accordance with the following options:

(1) Mediation

(a) In the event that both parties have consented to mediation, the Commission shall refer the matter to a recognized alternative dispute resolution service, which same service may be provided through Montgomery County, the Montgomery County Bar Association, or any other professional mediation service provider, or may refer the matter to a licensed member of the Pennsylvania bar, who may be willing to perform service to the Commission as a volunteer mediator. Any costs or expenses which may be associated with the

mediation shall be the responsibility of the parties. The parties shall jointly select the mediator; however, the Commission shall retain the authority to act as the mediator in the event the parties have agreed to mediation but cannot jointly agree on a mediator. Mediation sessions conducted by the Commission may proceed with a minimum of two eligible Commission Members. Mediation sessions shall remain private and not otherwise subject to public attendance.

(b) When mediation has resulted in an amicable resolution of the complaint and the complaint is resolved, the Commission shall notify the parties that the complaint has been dismissed and shall record the result of the mediation in the Notice of dismissal.

(2) In the event the complaint has not been resolved through mediation, the parties are entitled to proceed to the Court of Common Pleas in Montgomery County and/or the Pennsylvania Human Relations Commission if appropriate.

§47-8 Non-Limitation of Remedies.

Nothing contained in this Chapter shall be deemed to limit the right of an aggrieved person to recover under any other applicable law or legal theory.

§47-9 Multiple Filings.

This Chapter shall not apply to matters which are the subject of pending or prior filings made by an aggrieved person before any state or federal court or agency of competent jurisdiction.

§47-10 Penalties.

A. Any person who shall violate any provision of §47-4 of this Chapter may be subject by the Montgomery County Court of Common Pleas or any court of competent jurisdiction to the penalties enumerated in Section 9(f)(1&2), Sections 9.2, 9.3, and Sections 10 & 11 of the Pennsylvania Human Relations Act. The penalties contained in this Chapter shall mirror any future changes to the Pennsylvania Human Relations Act as adopted by the General Assembly and approved by the Governor.

B. This Chapter extends the protections of the Pennsylvania Human Relations Act to include actual or perceived sexual orientation, gender identity or gender expression.

C. All penalties included in the Pennsylvania Human Relations Act shall be extended to include all protected classes enumerated in the Montgomery Township Human Relations Ordinance.

§47-11 Severability.

The terms, conditions and provisions of this Chapter are hereby declared to be severable, and, should any portion, part or provision of this Chapter be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Chapter shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Chapter.

§47-12 Repealer.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

§47-13 Effective Date.

This Ordinance shall be effective ninety (90) days after enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township on this _____ day of _____, 2020.

Attest:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

_____
Carolyn McCreary, Secretary

_____
Tanya C. Bamford, Chair

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 18

SUBJECT: Other Business – Department Reports
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Township staff has prepared reports for the month of August. If there are any questions, the Department Directors will be available to answer them at the public meeting.

ADMINISTRATION REPORT
August 2020

Administrative Matters (Township Manager)

- Finalized landscaping plans for Montgomery Knoll, adjusting for feedback provided by some property owners about the landscaping they have already planted.
- Participated in virtual meeting, providing update and a plan for replacing defective photocells in all Township streetlights.
- Participated in virtual meeting with members of the Administration and Operations Subcommittee to continue working on a strategy for the Wissahickon *Water Quality Improvement Plan* as we work through comments from PaDEP and EPA.
- Conducted departmental budget preparation meetings with the Finance Director and respective Department Heads, focusing on process and proposed capital projects/purchases.
- Met with developer concerning proposed acquisition and redevelopment of a property in the Township.
- Held introductory meeting for Traffic Engineer with Township staff, reviewing all outstanding issues and projects.
- Held introductory meeting for Solicitor and attorneys in his office with Department Heads.
- Met with Township planning consultant and staff to discuss the current landscaping ordinance and possible proposed amendments. Discussed future evaluation of the Township's parking requirements.
- Provided six-month evaluations for the Finance Director and Director of Fire Services.
- Met with members of the Police collective bargaining unit to discuss upcoming contract negotiations.
- Met with members of the Fire Department staff to begin contract negotiations.

Human Resources

- Employee communications: E-Blast newsletter, EAP webinar invitation and other information related to mental health; announcement of vacation buyback options to eligible employees; announcement of transition of the Employee Health Center through Delaware Valley Health Trust.
- Concluded second round of interviews for public works laborer position. Completed background checks on criminal, driving, employment and professional references. Offer has been extended and accepted.
- Newly hired onboarding completed for new employees: PT Firefighter Eoghan Lowry on August 20, Scott Young, Laborer, August 31.
- Administration budget preparation and meetings.
- Review of open technology position standards and duties.
- Continue fruit deliveries to all departments via the DVHT Wellness Grant.
- In coordination with IT, completion of online, fillable employment application with electronic signature.

Public Information

- Communications writing and planning for Tropical Storm Isaias, Berkheimer Transition, LED Streetlight Update, Young Lungs at Play, Voting & General Election Information, Police Reaccreditation, and Back to School Safety
- Communications for Knapp Road Project Updates, Small Business Grant Round 2, Real Estate Tax Updates, Pickleball at Spring Valley Park, Montgomery County Trail Challenge, Autumn Festival Cancellation, Blood Drive, and various daily updates and communications
- MS4/Stormwater E-News Report
- Continuation of "behind-the-scenes" looks on social media of Township departments and work

- Public Information Electronic Handbook Planning
- September Employee Birthday & Anniversary Blast with Human Resources staff
- Planning of New Hire Employee News Blast with Human Resources

Community and Recreation Center Report

August 2020

- Hours of operation have been expanded during the workweek:
  Monday through Friday 5:30am to 7:30pm
  Saturday 8:00am to 2:00pm
  Sunday 8:00am to 2:00pm

  ****** Weekend hours to 5:00pm beginning in October 2020

- Staff has been cautiously preparing our Recreation Program offerings for the fall 2020 season, A "***Back to Basics***" endeavor is being planned as we begin to navigate our way through the COVID-19 landscape.

  *Some program highlights include Arts & Crafts, Active Play, and Performing Arts/Creative Writing, Teen Voice, and the Book Club for Seniors.

  *Training for our part-time fall program staff was held Wednesday, August 26th. Health and safety protocols for working in the COVID-19 environment were stressed.

- An extremely successful Red Cross Blood Drive was conducted on Tuesday, August 25th.

- The North Wales Library will be conducting outdoor reading events on two Wednesdays in September: 9th and 30th. The story time sessions will be conducted outside on the fenced lawn in the front of the facility. Festivities begin at 10:00am.

- *Midsummer Mavericks* ended its successful five week summer run on Friday, August 15th. The outdoor recreation activity for 6 to 12 years was an alternative to our normal Kids University summer program.

- The e-newsletter titled "Mont CRC Connection" that is sent out via email each Wednesday has been a positive publicity tool for our various programs and activities. The informative email us to connect with our patrons during the prolonged COVID-19 Pandemic. We also offer a list of unique celebration days of lesser known holidays. Some of these holidays included:
  - August 8: International Cat Day
  - August 13: Left-Handers Day
  - August 28: National Bow Tie Day

- Spring Valley Park tennis courts were lined for outdoor pickle ball play during August. There are four painted pickle ball areas available for game play inside two tennis courts.

- Our first small seminar/training since the onset of COVID-19 was held on Monday, August 24th. Township based Lakeside Academy conducted staff training for 21 people from 9:00am t0 3:00pm.

- Although the spray pad area was not open this summer, we have seen a steady stream of young children, parents, grandparents, and caregivers utilizing our accessible playground. The outdoor area has become especially popular since the cooler weather has begun to arrive in Montgomery Township.

Floyd S. Shaffer

Community and Recreation Center Director

Montgomery Township
Inter-Office Memo

To: Carolyn McCreary, Township Manager

From: Brian Shapiro, Director of Finance

Date: 09/28/2020

Subject: September Finance Committee Report

Attached is a revenue and expenditure report as of 8/31/2020 for the Montgomery Township 2020 budget.

Major Revenue Source Comparison

As compared to this time last year, the Township is tracking 5.66% less or $666,199.49 in the major revenue categories of Business Privilege/Mercantile, Earned Income, Real Estate, Real Estate Transfer, Local Services and Amusement Taxes. Business Privilege/Mercantile Tax is 9.55% or $317,727 less and Earned Income Tax (EIT) is 1.40% or $60,662 less as compared to this time last year. With the EIT tax extension to July 15th, the Township is starting to see 1st/2nd quarter deposit in the beginning of August.

General Fund 2020 Budget

- Overall, total General Fund revenues are $10,839,551 or 76.50% of budget. The majority of the revenues ($7,809,772) were generated by from Act 511 Taxes (Earned Income, Real Estate Transfer, Local Services, Amusement and Mercantile/Business Privilege Taxes).

- Total General Fund Expenditures are $7,988,675 or 56.60% of budget. Department expenditures are within budget and trending as normal.

General Fund Department Expenditures

Police Services – 01-410 – As of 8/31/20 – 57.79% of budgeted expenditures. The Police Department consist of 36 uniform and 9 non-uniform employees. The uniform employees are covered by a collectively bargained contract with the Township. The 2020 Police Services budget is $7,141,130, in which 86% are personnel costs. Fixed costs such as utilities, insurance and building maintenance consist of 4.22% of the Police Services. The remaining 9.70% of the Police Services budget consist of operating costs. These costs include ammunition, uniforms and the canine unit.

Public Works – 01-430 – As of 8/31/20 – 53.28% of budgeted expenditures. The Public works budget consists of various departments through the General Fund. They include Snow and Ice Removal, Traffic, Street Lighting, Repairs and General Public Works. In total the Public Works budget is $2,269,500. There are a total of 19 employees in the Public Works department, including 1 full time and 1 part time office staff. Besides personnel costs (70%) the majority of Public Works expenses are related to the operating costs for repairs and maintenance to various infrastructure of the Township.

Code Enforcement – 01-414 – As of 8/31/20 – 47.41% of budgeted expenditures. This department consists of 3 full time and 1 part time employees. Code Enforcement's budgeted expenditures is $801,540 of which 24% is related to contracted inspection services. In 2019 staff processed over 1,300 permits and on average assisted 40 residents/businesses each day.

Finance and Tax Collection – 01-403 & 01-405 – As of 8/31/20 – 60.28% of budgeted expenditures. The total Finance and Tax Collection budget is $635,580. The department has 3.5 full time employees. The Department is currently responsible for the collection of the annual Business Privilege/Mercantile and Amusement Tax. In 2020 1,459 tax returns were issued and reviewed. Other expenses from this department are the costs for the elected Real Estate Tax Collector ($20,000), Berkheimer Associates ($83,080) and auditing services ($63,650).

Information Technology (IT) – 01-407 – As of 8/31/20 – 52.20% of budgeted expenditures. The total IT budget is $313,180 and consists of 2 full time employees. This department oversees all technology needs of the Township.

Administration – 01-400 – As of 8/31/20 – 56.90% of budgeted expenditures. Expenditures in this department include 6.5 employees and costs associated with the Board of Supervisors. Included in the administration functions is Human Resources (2.5 employees), Public Information (1 employee) and the daily operations of all Township functions. The total Administration budget is $1,390,280. Other costs expensed in this department are Legal ($130,000) and Engineering ($33,000). Additionally fixed costs associated with the day to day operations of the Township are accounted for in this department.

Department Operations

During the month of September, staff has been working with departments to update their long term capital plans.

Staff has started the transition from in-house Business Privilege/Mercantile Tax collection to Berkheimer effective 01/01/21. Berkheimer will be mailing out notifications in November to businesses. Staff has sent out mailers/e-mail blasts to businesses regarding this transition.

DEPARTMENT of FIRE SERVICES
August 2020
MONTHLY ACTIVITY REPORT

During the month August 2020, the Department of Fire Services performed the following activities:

EMERGENCY RESPONSES-68

Average response time of 1st arriving apparatus:
Stipend Crews – 7 minutes 6 sec
Volunteer Crews – 7 minutes 23 sec
Career Crews – 5 minutes 38 sec

Total responses and average number of responding personnel:
Stipend Crews – 13 calls; average of 8 FF members
Volunteer Crews – 19 calls; average of 10 FF members
Career Crews – 36 calls; average of 6 FF members with 4 representing Career Staff

Average number of personnel on the fire/emergency scene:
Stipend Crews – 7 FF members
Volunteer Crews – 6 FF members
Career Crews – 4 FF members

Staffing:
There were 26.50 career staff hours with only 3 firefighters on duty.

**Average number of responding personnel have been limited due to Chief's Order 2020-01 which is a comprehensive staff management plan in order to limit personnel exposure to COVID-19. The Chief's Order was updated on 9/1/2020 returning response protocols to normal operations.*

Significant Fire Incidents:
- August 4, 2020 Tropical Storm Isaias Incidents in Doylestown, Hatfield, Lansdale, and Montgomery Townships (0900 hours to 1400 hours).
  - 4 Water Rescues in Hatfield Township
  - 1 Building Collapse in Doylestown Township
  - 1 Building Fire in Lansdale Borough
  - 1 Building Investigation in Montgomery Township
  - 2 Electrical Fires Outside in Montgomery Township
  - 1 Automatic Fire Alarm in Montgomery Township
- August 12, 2020 Vehicle Rescue at 1250 Welsh Road

ADMINISTRATIVE

Meetings attended (in person/phone/virtual) during the August:
- Departmental Officers' Meetings
- DFS Staff Meetings
- Tower Ladder Replacement Committee Meetings
- Department Heads Meetings with Township Manager

- North Penn Area Emergency Managers Meetings
- Eastern Montgomery County Emergency Managers Meetings
- Bi-Weekly BOS Meetings
- Meetings with Township Staff including Public Works and IT
- FDMT Business Meetings of the FDMT & FDMT Relief Association
- Meetings with Mutual Aid Fire Chiefs and Chief of the VMSC
- Emergency Operations Plan Meeting with Montgomery County
- Departmental Budget Meetings
- Meetings with Municipal Fire Marshals & Code Enforcement
- Meetings with 911 Safety & United Safety for TOG NFPA Cleaning
- Meetings and Reviews with Code Enforcement
- County Fire Chiefs' Meeting with Montgomery County
- State Junior Firefighter Law Discussion
- Meeting with Officials from the Quarry
- Meeting with DVIT
- Meeting with Blazemark Software Demo
- Meeting with Township Solicitor
- Meeting with Hindu American Community Representatives

COMMUNITY RELATIONS

During the month of August the following community relations activities was conducted and completed.

- The Career Staff participated in the Montgomery Township Kids' University Program with a water play activity with the children on August 14, 2020.
- Updates and a new marketing strategy were developed for the Adopt a Hydrant Program.
- Planning for Fire Prevention Month in October
  - 10/5/2020 Emergency Services Night at Wegmans
  - Fire Prevention Video with North Penn School District
  - Social Media Fire Prevention Campaign
  - Virtual Tour of Firehouse with Moyer's Services

EQUIPMENT TESTING

During the month of August the following fire equipment testing was conducted and completed.

- Waterway New Jersey conducted and completed the annual hose, pump and ladder testing.
- Mid-Atlantic conducted and completed thorough flow and hydro testing of air packs and cylinders.

DEPARTMENT OPERATIONS

- Firefighter Andrew Backlund was sworn by Chairperson of the Board Tanya Bamford at Battalion 1 fire station on 8/18/2020.
- Part Time Firefighter Eoghan Lowry worked is first shift on 8/20/2020.

FIRE MARSHAL'S OFFICE

Inspections:

- Initial Life Safety Inspections – 18
- Life Safety Re-inspections – 23
- Closed Out Life Safety Inspections – 9
- Inspections turned over to Chief Fire Marshal for Multiple Outstanding Violations –1
- Health Department /Citizen Complaint Inspections – 1

Fire Marshal Investigations:

- Chief Fire Marshal Wiegman conducted a fire cause and origin investigation on 8/23/2020 at Staybridge Suits

Knox-Boxes:

- There were 3 inquiries from property owners/tenants to activate new Knox Box systems for their buildings.

Follow Up:

- Fire Alarm Follow Ups - 2

Smoke Alarms:

- Representatives from the Fire Marshal's Office had *no* inquiries from township residents for assistance with the battery installation in their dwellings.

TRAINING

The following training occurred during the month of August for the Department:

- Emergency Management Training
- RIT Training with FAST Board
- Vehicle Rescue Training
- Driver/Operator Training with new Humat Valves
- Annual Driver/Operator Recertification Training
- ProBoard & Local Level training classes with the BCPSTC

TRUCK COMMITTEE for TOWER LADDER 18

- Timeline of activities for the search for Tower Ladder 18
  - March 18, 2020 Truck Committee Meeting
  - March 25, 2020 Truck Committee Meeting
  - April 1, 2020 Truck Committee Meeting
  - April 8, 2020 Truck Committee Meeting
  - April 15, 2020 Virtual Conference Call with Pierce
  - April 22, 2020 Virtual Conference Call with Spartan LLC
  - April 28, 2020 Virtual Conference Call with Fort Washington Fire Company
  - April 29, 2020 Virtual Conference Call with Eone
  - May 5, 2020 Conference Call with Limerick Fire Company
  - May 6, 2020 Virtual Conference Call Ferrara

- May 20, 2020 Virtual Conference Call with KME
- June 10, 2020 Pierce Demonstration
- June 17, 2020 KME Demonstration
- June 23, 2020 Spartan Demonstration
- June 24, 2020 Eone Demonstration
- July 1, 2020 Ferrara Demonstration
- July 9, 2020 Lunch and Learn with Ferrara
- July 16, 2020 Lunch and Learn with Spartan
- July 16, 2020 Truck Committee Meeting
- August 11, 2020 Lunch and Learn with Eone
- August 13, 2020 Site visit to Eone at FireLine
- August 16, 2020 Site visits to Garwood and Summit, NJ for Spartan and Ferrara
- August 19, 2020 First Signal Emergency Warning Lights Demo
- August 27, 2020 Truck Committee Meeting
- September 10, 2020 Truck Committee Meeting
- September 21, 2020 Meeting with Spartan

- The Truck Committee made a recommendation to purchase a Spartan/Smeal 100ft Tower Ladder from Campbell Supply, and Director Wiegman accepted the committee's recommendation for the Spartan Fire Apparatus LLC prp
- The Truck Committee consist of the following members
  - Director William Wiegman
  - Captain John Scheiter
  - Captain Colelli
  - Assistant Chief Engineer Michael Bean
  - Assistant Chief Engineer John Mogensen
  - Health and Safety Officer Steve Splendido
  - Lt. Carl Herr

OFFICE OF EMERGENCY MANAGEMENT

Activities Included:

- Procurement of supplies for the Township including but not limited to: N95 masks, medical masks, medical gloves, hand sanitizer, various forms of PPE, and disinfectant.
- Staff Management Plans for the DFS & FDMT
- Montgomery County EMA Meeting
- Emergency Operation Plan Review with Montgomery County
- Completion of PA Office of the State Fire Commissioner Supplemental Grant for COVID-19 related expenses
- Tropical Storm Isasias – Township Initial Damage Assessment
- Planning for Township Emergency Management Exercise on Sunday 10/25/2020

AUGUST 2020 FIRE CALL REPORT

TYPE OF CALL	FDMT	AWAY	TOTALS	TOTAL (YTD)
FIRE ALARM	24	1	**25**	**171**
OTHER (GOOD INTENT)	0	0	**0**	**2**
BUILDING FIRE	0	3	**3**	**22**
FIRE POLICE	2	2	**4**	**24**
DUMPSTER	0	1	**1**	**4**
VEHICLE RESCUE	1	1	**2**	**16**
VEHICLE ACCIDENT S/B	1	0	**1**	**8**
VEHICLE FIRE	1	1	**2**	**12**
DWELLINGS	0	1	**1**	**19**
ELECTRICAL OUTSIDE	2	0	**2**	**6**
COVER OTHER COMPANY	0	0	**0**	**5**
ODOR GAS (INSIDE)	2	2	**4**	**18**
ODOR GAS (OUTSIDE)	0	1	**1**	**7**
CO	4	0	**4**	**17**
ASSIST EMS	1	0	**1**	**13**
ASSIST PD	1	0	**1**	**2**
INVESTIGATION	6	0	**6**	**28**
RIT	0	0	**0**	**0**
HAZ MAT	0	0	**0**	**1**
HELICOPTER	2	0	**2**	**9**
RESCUE (OTHER)	1	5	**6**	**8**
BRUSH/TRASH/RUBBISH	1	0	**1**	**9**
APPLIANCES	0	1	**1**	**7**
TOTAL	**49**	**19**	**68**	**408**

Montgomery Township
Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: September 11, 2020
Subject: August 2020 Information Technology activities

The following are the activities of the IT Department for the month of August 2020.

- Completed new FiOS circuit install for Recreation Center Open Wi-Fi and connection to Public Works
- Trained HR on Microsoft 365 (Teams, SharePoint Online, OneDrive and Microsoft Search)
- Met with HR to discuss intranet pricing and options
- Resolved issues with multiple power outages. Upgraded and installed new battery backups
- Meeting with Finance and Township manager to discuss IT budget
- Renewal of all support and service contract for all cisco hardware and licensing
- Met with Horsham Township Manager to discuss Televising meeting. Several follow-up discussions
- Updated our email spam filtering after detecting higher level of bad emails hitting user inboxes
- Produced August 10th and 24th BOS Meeting for TV broadcast
- Replaced HR Director desktop PC after hard drive crash
- Upgrade all Public Works desktop phones to newer, faster gigabit models
- Posted for new IT Support Technician. Began review of submissions
- Upgraded our patch and virus update server to latest version

Scheduled Projects for September 2020

- Continue 2020 Network Switch and Firewall upgrades
- Complete door repairs at Battalion 1
- Progress on Microsoft 365 migrations
    - Start mailbox migration to Office 365
    - Split Police off montgomerytwp.org
- Finalize quotes for 2021 budget

DEPARTMENT OF PLANNING & ZONING
AUGUST 2020

Permits Submitted – 112 *(August 2019 – 99)*
YTD Permits Submitted – 839 *(2019 YTD – 895)*
Permit Fees Collected - $45,268 *(August 2019 – $62,005)*
2020 YTD Permit Fees - $615,574 *(YTD 2019 - $491,503)*

Violations / Complaints Investigated – 23 *(August 2019 – 20)*

Permits Issued – 128

Zoning Hearing Board Applications heard: 3

Businesses issued Certificate of Occupancy: 3

Active Land Development Projects:

PROJECT NAM E	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
Parkview – Toll Bros.	679	Bethlehem Pike	1/20/2015	4/20/17	APPROVED WITH CONDITIONS	25 of 42 Building Permits Issued
Firefox Phase 2 (Walnut Creek)	630	Bethlehem Pike			APPROVED WITH CONDTIONS	49 of 57 Building Permits Issued
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/2016	5.16.19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Hawthorn Retirement Residence	690	Doylestown Road	7/27/2016		UNDER CONSTRUCTION	Anticipated Opening November 2020
Montgomeryville Nissan – Nappen	691	Bethlehem Pike	8/3/2016	1/19/2017	APPROVED WITH CONDITIONS	Phase 2 Under Construction
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	
FedEx Ground	696	Welsh Road	3/23/18	11/17/2016	REVISED PLANS SUBMITTED	Construction Completed
ProReal Carwash	699	Welsh Road	7/6/18	6.20.19	Preliminary Approval Granted	Final Approval Granted - Pending Sale of Project
Police and Fire Federal Credit Union	700	Bethlehem Pike	10/11/2019	1/17/2019	Construction Completed	Opened Feb 2020
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	744 Bethlehem Pike	10/29/18		REVISED PLANS SUBMITTED 5/20/19	Approved On Hold by Developer
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Pending Resubmission	
Bharatiya Temple – phase 2	707	County Line Road			Pending Resubmission	
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Pending Resubmission	
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use Granted	Land Development Review Underway

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Monthly Activity Report for August 2020

Crime Data:	Total Calls for Service:	2,709
	Total Part I Crimes:	17
	Total Part II Crimes:	172
	Total Criminal Arrests:	102
Crash Data:	Total Crashes:	65
	Reportable Crashes:	14
	Non Reportable Crashes:	51
	Injuries:	6
Traffic Enforcement Activities:	Traffic Stops:	961
	Traffic Citations:	359
	Warning Notices:	25
	Field Contact Cards:	635
	Traffic Complaints Received	32
	Selective Enforcements:	136
Other Police Activities:	Assist Fire Department:	39
	Building Alarms:	123
	Direct Patrols:	296
	Lockouts:	17
	Medical Assistance:	108
	School Walk-Through:	0
	Vacant Home Checks:	3
	Training Hours:	228
Speciality Unit Usage:	Canine Unit:	25
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Personnel Overtime:	Court Overtime:	0
	Highway Grant Overtime:	119.5
	Regular Overtime:	19.5
	Special Duty Overtime	2
	Non-Sworn Overtime:	8
	Sworn Comp Time:	17.5
	Non-Sworn Comp Time:	0

Montgomery Township Police Department
Monthly Activity Report
August 2020

COMMENDATIONS:

On August 1, 2020, a letter was received from township resident Dennis McGoldrick thanking the members of the Department for their hard work in the community, especially during the COVID19 Pandemic.

On August 2, 2020, notes were received from children of The Giving Tree, thanking members of the Department for their service.

On August 10, 2020, a call was received from David Schecter thanking Officer Schreiber for his kindness and professionalism while handling an incident involving a family member.

On August 14, 2020, a card was received from Shannon Marvill of Texas Roadhouse, thanking officers for keeping our community safe.

On August 14, 2020, a card was received from Shiyan Lu thanking Sergeant Wagner for his kindness while investigating a motor vehicle crash.

On August 19, 2020, a card was received from Donna Zursmann thanking Sergeant Ward for his compassion while handling an incident involving a family member.

On August 20, 2020, a card was received from the Hollyfield family, thanking officers for their service to our community.

On August 24, 2020, a message was received from Richard Guenther, thanking Officers Byrne and Long for assisting a disabled motorist.

On August 31, 2020, a letter was received from Chief David Duffy of the Upper Gwynedd Township Police Department thanking members of Squad 1 for their assistance in arresting a subject who shot at an officer from his department.

EDUCATION:

On August 4, 2020, Officer Seydel and Officer Haber attended the Bulletproof Leadership seminar at the Bucks County Emergency Services Training Center.

On August 5, 2020, Officer Rushin attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

From August 7 to August 9, 2020, Officer Dobson attended Standardized Field Sobriety Testing (SFST) training at the Abington Township Training Center.

On August 18, 2020, Detective DePolo attended Facial Recognition Investigation training at the Delaware County Emergency Services Training Center.

On August 26, 2020, Sergeant Hart, Officer Woch, Officer McGuigan, and Officer Schreiber attended Canine In-Service training in Montgomery Township, PA.

Throughout August, officers completed 228 hours of online training on various law enforcement topics through PoliceOne Academy and other online training initiatives.

NOTED INCIDENTS:

On August 5, 2020, officers conducted a traffic stop of a blue Nissan on Bethlehem Pike for an equipment violation. Officers approached the vehicle and spoke with both the driver and passenger. Officers noted their nervous behavior, inconsistent statements, and prior arrests for violations of the Drug Act. A drug sniff was conducted on the vehicle, indicating the presence of narcotics. A search of the vehicle was conducted. Officers located Methamphetamine, Methylenedioxymethamphetamine (ecstasy) pills, marijuana, and packaging material in the passenger's bag. The passenger was arrested for violations of the Drug Act, including possession with the intent to deliver.

On August 14, 2020, an officer on routine patrol of the Rodeway Inn on Bethlehem Pike observed an unoccupied silver BMW parked in front of one of the buildings. The vehicle registration was not displayed in the proper location. Due to the circumstances, the officer checked the vehicle identification number (VIN) and learned that the vehicle was reported stolen by the Philadelphia Police Department. Officers were able to determine the room that the driver of the vehicle was staying. Officers approached the room and spoke with the driver, who stated that he purchased the vehicle from an unknown individual, receiving no paperwork with the sale. A consent search of the room revealed several vehicle keys as well as marijuana. Officers were able to determine that one of the keys recovered was from an Infiniti, which was stolen at the same time as the BMW. The driver was taken into custody and charged with receiving stolen property and violations of the Drug Act.

On August 15, 2020, officers responded to the Redner's Market on Welsh Road for an unconscious subject. Upon arrival, officers found an unconscious subject in a blue Nissan. The subject had a weak pulse and shallow breathing. Officers also observed a needle in the subject's hand. Officers administered a single dose of Naloxone. The subject started breathing normally, regained consciousness, and was transported to Lansdale Hospital by the Volunteer Medical Service of Lansdale for treatment.

On August 23, 2020, officers responded to Sandy's Lane and Weber Road in Upper Gwynedd Township to assist their officers. An Upper Gwynedd officer was involved in a foot pursuit and was subsequently shot at with a long gun by the subject he was pursuing. Officers were assigned locations throughout the neighborhood as a search was initiated. Officers were advised that the subject was spotted near a home on Cathys Lane. A Montgomery Township officer advanced toward the rear yard of a home and encountered the subject standing with his back against a large tree. The Montgomery Township Officer ordered the subject to the ground and held the subject at gunpoint until additional personnel could arrive. The subject was taken into custody and charged with attempted murder.

On August 30, 2020, officers were dispatched to a home in the 200 block of Cheswick Drive for threats. A subject identifying himself as a resident of the home advised the 911 dispatcher that he had placed pipe bombs and improvised explosive devices near his residence. The subject further stated he was locked inside his bedroom with a rifle and would shoot at police unless he received $10,000.00 to help pay for college. Officers contacted the subject, who reiterated the threat if officers do not provide him with his demands. Additional attempts to contact the subject were unsuccessful. A perimeter was established with officers from Montgomery Township, Towamencin Township, Upper Gwynedd Township, and North Wales Borough. Additional Montgomery Township personnel responded, attempting to gain further intelligence regarding the subject. Personnel also called neighboring homes to advise occupants to shelter in place while other personnel conducted surveillance of the home to contact and evacuate any other family members should they exit. After approximately two hours, contact was made via phone with the subject's father. The father confirmed his son was not at home and was out-of-state at school. Officers were able to verify this information, confirming that the son did not place the call. The Detective Division is currently investigating this case as a 'Swatting' incident. 'Swatting' is the false reporting of an emergency to public safety by a person to provoke a SWAT team response to a location where no emergency exists.

On August 31, 2020, officers on patrol in the area of Water Tower Square Shopping Center observed a White Cadillac entering the complex. The vehicle passed numerous open spaces, choosing to back into a parking space in the far western corner of the complex. After a few minutes, a subject exited the vehicle, walked across the parking lot, and entered Home Depot. Officers contacted Home Depot Loss Prevention, providing them with the physical description of the subject. Approximately 10 minutes later, officers observed the trunk of the vehicle pop open. The driver then exited the vehicle, walked to the trunk area, and then returned to the driver seat, leaving the trunk open. A short time later, the officer observed the subject quickly exit the Home Depot carrying two large boxes. The subject walked directly to the open trunk, placed the items inside, and got back into the vehicle. The vehicle then left, traveling towards the exit at a high rate of speed. In doing so, the vehicle failed to stop at two stop signs in the complex. The vehicle was stopped in the parking lot of Pier One Imports. After speaking with the driver, officers spoke with the subject observed leaving the store with the merchandise. When asked to provide a receipt for the items, the subject stated he could not. A records check revealed that the subject was wanted by the Bucks County Sheriff's Department for retail theft. A subsequent search of the vehicle revealed heroin, crack cocaine, and drug paraphernalia. An Echo hedge trimmer and a Milwaukee power tool set were also recovered from the trunk, which were determined to have been stolen from Home Depot. The vehicle occupants were taken into custody and charged with retail theft and violations of the Drug Act.

ITEMS OF INTEREST:

On August 6, 2020, the Department entered into an agreement with the Abington Township Police Department to present Montgomery Township Police Department cases at the Abington Township Hub. The purpose of the Hub is to connect citizens who are at risk or in crisis to care and support from the appropriate community agencies. Key members of the community, including police, adult and children's crisis programs, homeless shelters, victim's services, family services, mental health agencies, and more, meet bi-monthly to review cases. Service providers from across sectors in our area meet together to address community-based, multi-systemic risk scenarios by offering quick, multi-agency intervention, and support services. Although most of these cases are not criminal in nature, the Department facilitates the Hub meetings, introducing scenarios, and providing information and assistance for the Hub to resolve issues.

On August 24, 2020, representatives of the Pennsylvania Chief of Police Association attended the Board of Supervisors Meeting to present the Association's Certificate of Law Enforcement Accreditation to Montgomery Township. The Department was recognized as a Premier Agency by the Commission for its ongoing commitment to excellence through the Accreditation Program.

Montgomery Township Public Works Department
Monthly Report – August 2020

PARKS/OPEN SPACE:

- The crew removed shrubs from Township property to correct a sight distance issue created by the new roadway striping at Orchard Drive & Stump Road.
- Larry completed the curb spraying for weeds throughout the Township.
- The crew sanitized the tot-lots (twice a week throughout the month) in all of the parks.
- Larry assisted (to maintain social distancing requirements) with the leaf collection on August, 15th at William F. Maule Park at Windlestrae.
- The crew installed the "Young Lungs at Play" (No Smoking signs) in all of the Township owned parks.
- Don repaired the electric (bad contactor) for the baseball lights at William F. Maule Park at Windlestrae.

ROADS:

- Steve, Bill & Bryan finished sealing the curbs from the paving project.
- Bryan continued street sweeping as part of the MS4 Storm Water Management Program.
- The entire crew assisted in clearing drainage areas to aid in the severe flooding from Tropical Storm Isaias. It took almost a week to clean up all the storm debris.
- Bill & Bryan cleaned up more trash and knocked down more bike ramps in the woods off of Hampton Circle.
- Scott, Steve, Bill & Bryan found water trapped under the road in two spots on Stump Road causing severe deterioration requiring milling and paving to correct the issue.
- The entire crew began the 2020 intersection painting. Scott, Bill & Bryan came in on Sunday, August 9th to paint the intersections that have entirely too much traffic to be done during the work week.
- Bill & Steve repaired potholes at the entrance to Windlestrae Park – Zehr Tract.

FACILITIES:

- Todd & Dave fogged/disinfected all of the common areas in the Administration building every Monday morning and the Township Meeting Room on Tuesday mornings following the BOS Meetings.
- Todd & Dave distributed the hand sanitizer stations to all Township owned buildings.
- Marcel's Plumbing installed all of the touchless faucets, urinals and toilets throughout the Township owned building.
- 8/4-8/5/20 – Power Outage – Several Intersections Black (Severe Weather) – On Generator (Todd & Dave)
- Todd & Dave continued the semi-annual traffic signal inspections.
- Don, Dave & Todd reinstalled the street light at the corner of Magdalena Lane & Addison Lane that was leaning as a result of a hit and run.
- Todd, Dave & Don installed a new circulator pump & timer in the PD for the hot water circulation throughout the Administration & Police buildings.
- Dave worked with TPD, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.
- Don continued to provide a comprehensive list of street lights that are malfunctioning following the LED conversion.
- Don took a down damaged street light fixture that was struck as a result of a hit and run on Duchess Place.
- Don boarded up a broken window in the door to the Windlestrae House as a result of vandalism.
- Installed 10 carbon monoxide detectors throughout the Administration & Police buildings.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 19

SUBJECT: Other Business – Committee Board Liaison Reports
MEETING DATE: September 28, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of July to provide an update on those meetings.