

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
SEPTEMBER 28, 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 the Township building reopening, the start of construction for the Friendship Park Phase II project and the 2021 budget work session dates of October 5, 6 and 19 at 6:30pm.

Township Solicitor Sean Kilkenny, Esquire, announced that the Board met in an executive session earlier this evening at 6:15 p.m. to discuss a real estate litigation matter and two 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 September 14, 2020 Board of Supervisors meeting and Supervisor Candyce Fluehr Chimera seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chief of Police J. Scott Bendig announced Police Officer Commendations for exceptional performance in the line of duty as recommended by the Police Department's Award Committee. Resolution #20-152 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, recognized and commended Sergeant Thomas Ward, Officer David Dunlap, Officer Brian Gerrard, Officer Michael Jenkins (Life Saving); Officer Craig Scully (Life Saving), Officer AJ Bouch (Official Letter of Commendation) and Officer Anthony Shearer (Official Letter of Commendation).

Director of Fire Services William Wiegman reported that four Township emergency management staff recently obtained their PEMA certifications. Police Chief J. Scott Bendig, Local Municipal Basic Certification; Firefighter Andrew Backlund, Local Municipal Basic Certification; Firefighter Carmen Conicelli, Local Municipal Advanced Certification; and Director of Fire Services William Wiegman, Local Municipal Basic Certification.

Resolution #20-153 made by Chair Tanya C. Bamford, seconded by Supervisor Beth A. Staab and adopted unanimously, formally recognized the bestowing of the Pennsylvania Federation of Business and Professional Women's Clubs, Inc. Public Servant Award to Township resident, Judge Andrea Duffy and the Woman of the Year Award to Township resident, Ginny Bailey, and congratulate both on these honors.

Director of Planning and Zoning Bruce S. Shoupe reported that the Township was contacted by Westrum Development Company concerning the development of the vacant 10 +/- acre parcel of land behind the Rodeway Inn on Bethlehem Pike for approximately 230+ apartments. Bill Westrum presented a proposed plan for a LUXOR Lifestyle apartment complex. Mr. Westrum stated that this branded lifestyle community was a proven/reproducible brand with a successful completed project and several other projects underway at this time. The concept repurposes underdeveloped properties in strategic suburban locations and provides an exclusive, boutique multi-family platform. Discussion followed. The Board members expressed concerns about traffic and the entrance being located on Stump Road near the intersection of Bethlehem Pike as well as environmental concerns for the parcel of land proposed. The Board was receptive to the concept, but wanted to make sure that it did not have a negative impact on the community surrounding it. Township Solicitor Sean Kilkenny, Esquire stated that the preferred method to move forward with this plan would be a text amendment. Mr. Westrum agreed to work with Bruce Shoupe on the next steps needed to move the project forward.

Director of Planning and Zoning Bruce S. Shoupe introduced a Zoning Hearing Board Application for 100 Baker Place. 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. A minimum of 15 feet is required. The applicant is requesting relief in order to install the 6 solid fence and the hearing is scheduled for October 7, 2020. Resolution #20-154 made by Vice Chair Matthew W. Quigg, seconded by Supervisor Annette M. Long and adopted unanimously, opted to remain neutral with regard to this application.

Resolution #20-155 made by Chair Tanya C. Bamford, seconded by Supervisor Beth A. Staab and adopted unanimously, awarded the contract for the Administration Complex HVAC Replacement Project to McCloskey Mechanical Inc. for a total projected cost of \$103,000.00.

Township Solicitor Sean Kilkenny, Esquire reported that the North Penn School District and property owners of 1050 Bethlehem Pike, 119 Garden Golf Blvd., and 411 Doylestown Pike, 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. Resolution #20-156 made by Chair Tanya C. Bamford, seconded by Supervisor Beth A. Staab and adopted unanimously, approved the stipulated settlement agreements and authorize the Township Manager to execute the settlement stipulations.

Township Manager Carolyn McCreary reported that during a pre-construction meeting for the Friendship Park project, a discussion was held regarding the watering of the landscaping and the lack of a water source at the site. As there is water service in the area, staff requested a quote to bring the water line to the pavilion area for the landscaping that will be planted and for future cleaning and maintenance at the park. Resolution #20-157 made by Supervisor Annette M. Long, seconded by Chair Tanya C. Bamford and adopted unanimously, approved a change order for Friendship Park in the amount of \$6,900.00 to establish a water service connection with hydrant.

Township Manager Carolyn McCreary presented the 2021 Proposed Capital Expenditures budget, showing the total proposed expenditures (by department and as a whole), sources of funding and the resulting fund balances. Additionally, the Finance Director will meet with 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 the infrastructure. The

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. Resolution #20-158 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the inclusion of the items enumerated in the 2021 Capital Improvement Plan into the 2021 Township budget.

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 28, 2020.

Under old business, Chair Tanya Bamford reported that the Board has previously expressed its desire to establish a Human Relations Commission. The Solicitor has drafted an ordinance for the Board's review which would follow the Pennsylvania Human Relations Act and establish a Human Relations Commission in Montgomery Township. Township Solicitor Sean Kilkenny, Esquire, stated that over 60 Townships and Boroughs have adopted a HRC ordinance in their communities and the Kilkenny firm oversaw seven of those ordinances. Mr. Kilkenny reviewed the draft ordinance with the Board. Discussion followed. There were questions regarding the handling of complaints and Mr. Kilkenny reviewed the possible responses, stating that the majority of complaints were usually referred to the Pennsylvania Human Relations Commission as they handle complaints on a daily basis and are better suited to do so. There were other questions regarding the commission members and training required, as well as how to best educate the residents on this topic. The Board agreed to proceed with advertising the ordinance for future consideration. Resolution #20-159 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, authorized the advertisement of the Human Relations Commission Ordinance.

Resolution #20-160 made by Vice Chair Matthew W. Quigg, seconded by Supervisor Annette M. Long and adopted unanimously, authorized the purchase of a 2020 Chevrolet Equinox LT under the PA COSTARS contract with Bergey's Chevrolet in the amount of \$27,901.00.

Chair Tanya C. Bamford reported that the Township Departments submitted monthly reports for the month of August in the meeting packet and asked the Board if there were any questions with regards to the reports and there were none.

Chair Tanya C. Bamford asked the Board members to provide updates on any committee activities during the past month. Supervisor Beth A. Staab stated that the EAC and Shade Tree Commission did not meet in August. Vice Chair Matthew W. Quigg reported that the Park and Recreation Board met to discuss the Bark Park matter. Supervisor Candyce Fluehr Chimera reported that the Planning Commission did not meet. Supervisor Annette M. Long reported that the Finance Committee discussed the upcoming Budget and the Public Safety Committee met at the Fire Station and discussed various fire safety matters. Chair Tanya C. Bamford reported that the Sewer Authority continues to participate in the bio bot study, which measures the amount of COVID-19 virus that is present in our sewer system. In the most recent result, the data showed that there were 100 new cases of COVID in the township. The data is showing that the numbers are coming down, but it is important to remain vigilant in wearing masks, washing hands and maintaining social distance.

There being no further business to come before the Board, the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary