

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 23, 2022**

1. Call to Order: The May 23, 2022, public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chairwoman Candyce Fleuhr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Supervisor Audrey R. Ware
Township Manager Carolyn McCreary
Township Solicitor Dave Sander, Esq.

ALSO, IN ATTENDANCE:

Police Chief, J. Scott Bendig
Fire Chief, William Wiegman
Director of Finance, Brian Shapiro
Director of Public Works, Greg Reiff
Director of Planning, Bruce Shoupe
Director of Recreation, Floyd Shaffer
Director of Information Technology, Rich Grier
IT Associate, Favian Zendejas
Recording Secretary, Deborah Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcements were made by Ms. Bamford:

- The Connie Mack Baseball field at the William F. Maule Park at Windlestrae was dedicated to Michael J. Okino on Saturday, May 14. A plaque describing his dedication to youth sports in Montgomery Township was installed in his honor at the field.
- Police Officers from Montgomery Township, Lansdale Borough, and Upper Gwynedd Township were at Costco on Saturday, May 14, to support the Costco Children's Miracle Network Event.
- The Township's next blood drive will be held at the Community and Recreation Center on Sunday, May 29, from 9 a.m. to 2 p.m.

4. Public Comment – Christopher Ngo of 1222 Welsh Road stated that he is having a problem with the Montgomery Township Municipal Sewer Authority (MTMSA) regarding his attempts to open a franchise for Mochinut in the shopping center located on Welsh Road. According to Mr. Ngo, the MTMSA has denied his project because they insist on the installation of an external 1,000-gallon grease trap. Mr. Ngo is requesting an exemption from the MTMSA requirement and asking the Township to act as a liaison between him and MTMSA. He is looking for justification for why an internal grease trap is not permitted and must be an external trap. Ms. Bamford stated that she was aware of the situation. Ms. Bamford explained that the Board of Supervisors could not override the MTMSA's decision. She noted that the landlord was previously aware that this location was unsuitable for a food business after another business attempted to use the same space. She said that there are certain limitations and that the space is for retail only, not food

service. Ms. Bamford stated that she was the Board liaison to the MTMSA and suggested that Mr. Ngo plead his case at the next MTMSA meeting.

5. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (5-0), the minutes of the May 9, 2022 meeting, the payment of bills for May 23, 2022, and the Montgomery Realty Associates, LLC, 740 Bethlehem Pike Escrow Release #2 for \$114,974.00 were approved as presented.

Introduction:

6. Park and Recreation Board Applicant: Jeremy Dombroski introduced himself to the Board and provided a summary of his interest in serving on the Park and Recreation Board.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Jeremy Dombroski to the Park and Recreation Board to fill a current five-year term expiring in January 2026.

Recognitions:

7. Public Safety Committee Member (Retired) Dr. Mitch Barrer: This recognition was tabled to a future meeting as Mr. Barrer could not attend.

8. Township Employee – Lucy Gonzalez: Ms. McCreary and Mr. Shapiro announced that the Township had received the Award for Outstanding Achievement in Popular Annual Finance Reporting for the preparation and publication of its first Popular Annual Financial Report (PAFR) for the calendar year 2020 from the Government Finance Officers' Association. Finance Department Staff member Lucy Gonzalez was instrumental in preparing this document. The Township is one of a few municipalities in the state of Pennsylvania to have achieved this recognition.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board recognized and congratulated Lucy Gonzalez for her efforts in preparing the Montgomery Township Popular Annual Finance Report and commended her for her dedication and commitment to the project.

9. Fire Department Promotions & Swearing-In of Firefighter Eoghan Lowry: Chief Wiegman announced that three internal candidates were interviewed for the newly created position of Assistant Chief. After conducting interviews for the position, John Scheiter was offered and accepted the position of Assistant Chief, Deputy Fire Marshal, and Emergency Management Coordinator. With Assistant Chief Scheiter moving up, Firefighter Andrew Backlund was promoted to Captain. These promotions allowed the department to hire an additional full-time

staff member. Firefighter Eoghan Lowry was offered and has accepted the position after serving as a part-time firefighter for over two years.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried (5-0), the Board recognized the promotions of Assistant Chief John Scheiter and Captain Andrew Backlund and appointed Eoghan Lowry to the position of full-time firefighter. The promotions and appointment will be effective May 23, 2022.

Public Safety:

10. Purchase Replacement License Plate Readers – Chief Bendig reported that the Police Department is scheduled to replace two vehicle-mounted license plate readers purchased in 2014 and 2017. The units have reached the end of life, and the manufacturer no longer supports the hardware. The department is proposing two replacements as part of their 2022 budget.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried (5-0), the Board awarded the contract to purchase two vehicle-mounted license plate readers from Selex ES, an authorized vendor under the CoStars Cooperative Purchase Program, at a total cost of \$36,604.00 per their quote dated August 16, 2021.

Planning and Zoning:

11. Amend Resolution No. 2022-18, Westrum Land Development:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board adopted Resolution No. 2022-25, amending Resolution No. 2022-18, to increase the number of residential apartments from 224 to 225 as presented on the approved plan.

12. Review of Zoning Hearing Board Applications: Mr. Shoupe identified the three pending hearings before the Zoning Hearing Board (ZHB). Application 22050001 is for PEMV Partners, LP dba Pete's Express Car Wash, 1274 Welsh Road, for a sign variance. Application 22050002 is for Richard and Laura Gavaghan, 203 Drake Lane, for an inground swimming pool and property line variance. Application 22030001 is for Pinecrest Golf Club, Inc., 101 Country Club Drive, where the applicant is appealing the enforcement notice the Township sent relating to violations concerning stormwater management. This hearing has been continued to July 6, 2022.

Board consensus was to continue to have the Solicitor's office attend the Zoning Hearing Board and represent the Township in the Pinecrest appeal and not enter an appearance for the other two applications, allowing the Zoning Hearing Board to render a decision based on the testimony provided.

Park and Recreation:

13. Turf Fields Feasibility Study – Ms. McCreary presented a quote from D’Huy Engineering, Inc. to provide engineering services to conduct a feasibility study for converting the existing grass soccer fields into synthetic turf fields at Windlestrae Park. Staff contacted two firms to obtain a proposal for the study. The second firm, Apex Engineering and Design Group only provided their proposal that afternoon. The 2022 adopted budget includes \$10,000 for a feasibility study. D’Huy Engineering’s proposal is for \$11,500.00 for the study and an additional \$6,500 should a site ground-penetrating radar scan be needed. Apex’s quote for a feasibility study is \$13,800.00. D’Huy Engineering visited the site, and Ms. McCreary stated that she did not believe that Apex had. Discussion followed. Ms. Long and Ms. Ware stated that they were not sold on turf fields. Ms. Chimera noted that she was unwilling to spend more than budgeted and inquired if Montgomery United Soccer could be asked to pay the additional \$6,500 if needed. Ms. Bamford asked Ms. McCreary to revisit the quote with D’Huy Engineering to see if they will lower the cost to \$10,000.00, the budgeted amount.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, to approve the proposal from D’Huy Engineering, Inc. dated May 3, 2022, in the amount of \$11,500.00 to conduct a feasibility study for the installation of turf fields at Windlestrae Park, the vote was 2 – 3 (Ms. Chimera, Ms. Long and Ms. Ware voting against); the motion failed.

New Business:

14. Resolution Reducing Distribution of Single-Use Plastics: Ms. McCreary reported that at a recent EAC meeting, a member inquired about the possibility of prohibiting the use of single-use plastic bags. In May 2020, the state legislature passed a budget bill that included language blocking municipalities from banning single-use plastics. Staff researched the matter and discovered a township in Bucks County that recently adopted a resolution encouraging the reduction of single-use plastic bags.

MOTION: Upon motion by Ms. Staab, seconded by Ms. Bamford, and unanimously carried (5-0), the Board adopted Resolution 2022-26, encouraging our businesses, residents, and visitors to voluntarily participate in reducing the distribution of single-use plastic bags, straws, and containers.

15. Township Welcome Signs – Shade Tree Commission: Mr. Shoupe reported that the Shade Tree Commission began discussing the need to update the welcome signs located at three intersections as you enter the Township in mid-2021. During these discussions, it was recognized that additional signage could also be considered at key entry points into the Township. The Commission discussed several design options, sizes, locations, and potential costs. Staff is seeking the Board’s preference on the type of sign. Discussion followed, and the consensus was to choose the smaller sign like the one used by Lower Gwynedd Township with the words “Welcome to...”.

16. Department Reports: Mr. Shaffer reported on the status of the Community and Recreation Center. Mr. Shaffer indicated that much had been accomplished since the shutdown of 2020, and 80% of the activities have resumed. Participation in classes is up, and the daily fee usage is up. Staff is preparing for fall activities and discussing how to utilize the facility and change in programs being offered. The fitness equipment is beginning to show its age and will need replacement. The cork gymnasium flooring is safe to use, but this type of installation starts to peel up in areas and is showing. There are some additional concrete concerns outside to be addressed. The splash pad will be opening this weekend, and the Kids University Summer Program will start in June. The facility usage is returning, but the rental for business meetings has not returned.

21. Committee Reports: Ms. Ware reported that the Senior Committee has been working on a survey of seniors and the activities they would like to see more of in the Township. The committee is also reviewing informational materials and handouts. Each committee member picked a topic or item to pursue and update. Derek Muller attended the last meeting and shared the various social media and other publicity avenues available to the Senior Committee. Ms. Staab reported that the EAC is focusing on its stormwater presentation seminar on rain gardens scheduled for June 22. Ms. Bamford said that the Sewer Authority would be moving forward with a project to connect homes on Stump Road from their septic systems to the sewer system. In addition, the Sewer Biobot study shows that COVID numbers are up again. Ms. Chimera reported that the Planning Commission discussed the chicken ordinance, and Ms. Long said that the Public Safety Committee was pleased that the ladder truck had been sold.

22. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary