

WORK SESSION

December 6, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, December 6, 2016 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA at 7:30 p.m. for the purpose of reviewing the agenda of the December 6, 2016 Supervisors' meeting. Chairman Adam D. Zucker was present with Supervisors Melissa M. Weber, Anthony F. Greco, Frederick R. Conner and Kenneth F. Wollman. Also present were Township Solicitor Frank R. Bartle, Esq., Township Manager Roman M. Pronczak, P.E., Township Engineer James E. Blanch, P.E., Assistant Township Manager David J. Mrochko, Director of Public Works Ronald J. Cione, Police Chief Kenneth Lawson, Director of Finance Christine M. Bauman, Director of Code Enforcement Michael McAndrew, Fire Marshal David M. Camarda, and Parks and Recreation Director Kurt W. Baker.

The Supervisors reviewed the agenda discussing the Mission Moment, Resolution Nos. 1149, 1150, 1151, 1152 and 1153, approval of the November 15, 2016 meeting minutes, the November Voucher List, the October Treasurer's Report, Ordinance Nos. 4-243, 352, 353 and 4-244, authorization to sign the commitment letter and grant agreement for the Greenways, Trails and Recreation Program, the award of contract for two motorcycles, authorization to proceed with architectural and engineering services for cell door replacement in the Police Department, authorization to file electronic forms with the Department of Community and Economic Development, schedule of the January 2017 Board meetings, and the December Zoning Hearing Board cases.

Mr. Pronczak continued the meeting by discussing three upcoming events:

- Santa Claus is coming to Whitpain Township with an escort from the Centre Square Fire Company starting at 10:00 a.m. on Saturday, December 10
- Crossways Bridge and Trail Opening – Saturday, December 10 at 10:00 a.m.
- Daddy-Daughter Dance – Sunday, December 11 from 5:00 to 7:30 p.m. at Prophecy Creek Manor House

The next topic discussed was the possibility of a permanent deed restriction to be placed over Armentrout Preserve which would keep the property as passive open space as opposed to active open space. Mr. Pronczak indicated that the Park and Open Space Board has yet to make a recommendation to the Board of Supervisors on this topic because they want to walk the property as a group before offering a recommendation.

The meeting continued with Mr. Baker updating Supervisors on the Crossways Bridge and Trail Ribbon cutting which is set for Saturday, December 10 at 10:00 a.m. The trail is 90% complete except for signage and a few switch-backs. Mr. Baker anticipates that elected and appointed officials from Lower Gwynedd Township and from Montgomery

County will also be in attendance. Supervisors can walk to the ribbon cutting ceremony or they can park at Montgomery County Community College and take a shuttle bus to the ceremony.

When discussion on this topic ended at 7:59 p.m., the Board left for the public meeting. When the public meeting ended, the Board resumed the work session at 8:45 p.m. and Mr. Pronczak reviewed the following list of committee meeting dates:

- Policy and Operations Committee – 6:00 p.m. on January 17, April 18, July 18, and October 17.
- Finance and Pension Committee – 8:15 a.m. on March 14, June 13, September 12, and December 12.
- Emergency Services Committee – 3:30 p.m. on February 14, May 9, August 15, and November 21.

The next topic discussed was an update on the BoRit Asbestos Superfund site. The Township has scheduled a West Ambler Revitalization Meeting on January 5 at the Daniel W. Dowling American Legion Post. A few days after this meeting the Environmental Protection Agency will hold a public meeting to discuss their proposed Remedial Action Plan for the site. Mr. Conner offered the Supervisors an update on the proposed Boys and Girls Club building, redevelopment in the area, and flood mitigation efforts.

Mr. Pronczak continued the meeting by discussing the proposed Whitpain Recreation Association (WRA) Building at Centre Square Park. The proposed building is larger than the Ambler/Whitpain football building, but WRA has a larger membership. The redesigned building features a ramp to the second floor which makes the building completely ADA compliant, it has bathrooms upstairs and downstairs, and has an observation deck on the second floor and a patio on the first floor.

The last topic discussed was Boards and Commission appointments for 2017. Mr. Pronczak reviewed a listing of members whose terms are expiring and discussed those who were interested in reappointment. The Board of Supervisors will make appointments to fill vacancies at their reorganization meeting on January 3, 2017.

At 9:24 p.m., the work session meeting concluded.



David J. Mrochko
Whitpain Township Assistant Manager

#20-2016
December 6, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Tuesday, December 6, 2016 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Adam D. Zucker, along with Supervisors Melissa Murphy Weber, Anthony F. Greco, Frederick R. Conner, Jr., and Kenneth F. Wollman were present. Township Manager Roman M. Pronczak, P.E., Solicitor Frank R. Bartle, Esq., Assistant Township Manager David J. Mrochko, Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Public Works Director Ronald J. Cione, Code Enforcement Officer Michael E. McAndrew, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, Fire Marshal David M. Camarda, a Court Reporter and Recording Secretary Virginia Papale were also present. There were 10 members of the public at the meeting.

Following the Pledge of Allegiance the meeting was called to order by Chairman Zucker.

Chairman Zucker presented the Mission Moment with a summary of the events of 2016, beginning by recapping our Mission, Vision, Values statement. We honored the lives of two people who served the Township, Patty Nelson, the long-term tax collector, and Art Forbes, a representative on the Board of Appeals. We will remember them fondly. Businesses, institutions and individuals were recognized for their contributions to the community. This year the Township was awarded the GFOA Certificate of Achievement for excellence in financial reporting, a gold level sustainability award from the Greater Valley Forge Transportation Management Association, and the Tree City Award. In addition, the Comprehensive Plan was adopted with great effort put forth by Mr. Conner and Mrs. Weber, we present a strong financial picture, and have a balanced budget without increases in taxes or sewers. Major projects in 2016 included the groundbreaking for the Centre Square Fire Company's new firehouse, the Village Circle basin retrofit, stormwater improvements and resurfacing of Township Line Road (north), the grand opening of Steuer Woods, the Dog Park, and the Crossways Trail, and the creation of the Traffic Task Force, the Safety Committee and the Chief's Physical Fitness Challenge. This year's Community Festival was the best ever. Major construction projects within the Township include the Montgomery County Community College health sciences building, the improvements and trail at Henkels & McCoy, the beginning of construction at Centre Square Commons, Red Fox Farms, the twin homes on Maple Avenue and the football building and public restrooms at Stony Creek Sports Park. Finally, we celebrated the grand openings of McCaffrey's Food Market, BeBalanced, The Malvern School and the Chinese Culture Center. On behalf of the Board of Supervisors, Chairman Zucker wished everyone a Happy Holiday Season and a Healthy New Year.

Chairman Zucker announced that the Supervisors held Budget Work Sessions on Tuesday, October 18th at 8 p.m., Tuesday, October 25th at 8:30 a.m. and Wednesday, November 9th at 8:30 a.m. The sessions were open to the public. As publicized, the 2017 Annual Budget is available for public inspection. The Board will receive comments from the public, with plans to adopt the Annual Budget this evening.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to pass Resolution No. 1149, adopting the 2017 Annual Budget which has no tax increase. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to pass Resolution No. 1150, fixing the real property tax rate for the 2017 at 3.20 mills. Chairman Zucker called for any discussion. Mr. Conner noted that the budget process starts at the beginning of each calendar year, and ends at this time. Over the last seven years, the tax rate has remained at 3.20 mills, making this seven years without a tax increase, seven years of balanced budgets, and seven years of having the fifth lowest tax rate in Montgomery County. It is an accomplishment of the senior staff who maintain the established business and financial models and projections. We are not expecting an increase for another couple of years. Chairman Zucker confirmed that this is a year-round effort. He called for any further discussion. There was none and the motion passed.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to approve the minutes of the November 15th Board of Supervisors' meeting. Chairman Zucker called for any discussion. Mrs. Weber asked for an update on the matter brought by Mr. Cawley at the November 15th meeting. Mr. Pronczak responded that staff met with Messrs. Cawley and Callahan, and on December 14th a meeting will be held with Township staff, the Solicitor and a larger group of neighbors, including Messrs. Cawley and Callahan. There was no additional discussion and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve the November 2016 Voucher List in the amount of \$525,912.09, check sequence #59531 through #59766. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to approve the October Treasurer's Report. Chairman Zucker called for any discussion. There was none and the motion passed.

As advertised, a public hearing was held on Ordinance No. 4-243, an Ordinance amending the Township's Zoning Ordinance to amend Article XXV (FP Floodplain Conservation District) by making provision for (1) definition for hydric soil under Section 230-167; and (2) amending Section 160-168(B)(3) to include floodplains defined by hydric soil as part of the locally derived information assisting in community-identified flood hazard areas.

A Court Reporter was present to record the proceedings and the transcript will be made a part of these minutes.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to enact Ordinance No. 4-243. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to pass Resolution No. 1151, updating the Township's Fee Schedule. Chairman Zucker called for any discussion. Mrs. Weber said that some fees would be increased tied to specific costs that the Township incurs from certain vendors. Chairman Zucker added that fees are specifically designed for costs, not revenues. There was no further discussion and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to pass Resolution No. 1152, appointing the Deputy Tax Collector. Chairman Zucker called for any discussion. There was none and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to authorize the Chairman and Secretary to sign the Greenways, Trails and Recreation Program commitment letter and grant agreement in the amount of \$25,000. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize the Township Manager to advertise Ordinance No. 352, an Ordinance amending the Township's Code, Chapter 53, Section 53-4 (Shade Tree Commission/Creation) to increase Shade Tree Commission membership from three to five Township residents. Chairman Zucker called for any discussion. Mr. Conner noted that with the amount of work and level of effort of the Shade Tree Commission, they are understaffed and need additional representation to promote their volunteer efforts with the tree giveaway, Earth Day and the proactive replanting of certain sections of the Township. He fully supports expanding the Commission to five members in order to continue their work. There was no additional discussion and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Wollman to authorize the Township Manager to advertise Ordinance No. 353, an Ordinance amending the Township's Code, Chapter 108 (Parks and Playgrounds), Section 108-3 (Prohibited Uses and Activities) and Section 108-4 (Rules and Regulations for Specific Activities) to (1) preclude the use of metal detectors and other equipment for the retrieval of artifacts and other items in any Township parks, open spaces or trails; and (2) provide a new rule and regulation relative to any artifacts found on Township parks, open spaces and trails, confirming that such artifacts found are Township property and shall be returned to the Township by way of the Township Director of Parks and Recreation. Chairman Zucker said we are fortunate to have had the Historical Society make a presentation at a recent meeting, and it is important to preserve our history. Parks and open space belong to all residents and any artifacts found should be shared with the community. There was no additional discussion and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to authorize the Township Manager to advertise Ordinance No. 4-244, an Ordinance amending the Township's Zoning Ordinance by amending (1) Article XXVI, Section 160-189 (O)(9) [Signs/General Regulations/Changeable Text Electronic Signs/Monument Style Ground Sign] to include a sign area in the minimum/maximum total permitted supporting structure/enclosure calculation; and (2) Article XXVIII, Section 160-220(C)(3)[General Provisions/Exterior Lighting] to provide that all exterior lighting source fixtures shall be LED (Light Emitting Diode); Metal Halide; High-Pressure Sodium; Fluorescent; or Iridescent. These lighting sources shall have a lighting temperature range of between 2,200 and 2,400° Kelvin. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to award the contract for two Harley Davidson Motorcycles to Brian's Motorcycles of Langhorne, PA in the low bid amount of \$41,698.05. Chairman Zucker noted these units are for the Police Department. There was no additional discussion and the motion passed.

A motion was made by Mr. Wollman, duly seconded by Mr. Conner to authorize Daley and Jalboot Architects, Inc. to proceed with architectural and engineering services for cell door replacement in the Police Department at a cost not to exceed \$15,760, per their proposal dated December 1, 2016. Chairman Zucker called for any discussion. Mrs. Weber said she will abstain from the vote due to a conflict of interest with her firm, Elliott-Greenleaf. There was no additional discussion, and the motion carried with Mrs. Weber abstaining.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to pass Resolution No. 1153 to approve the Preliminary/Final Land Development plans titled "AVE Blue Bell", Sheets 1 of 31 through 31 of 31, prepared by Langan Engineering & Environmental Services, plans last revised on November 18, 2016 in accordance with Section 509(b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of an Improvement Construction Agreement, posting of financial security, receipt of all necessary permits from the PA Department of Environmental Protection, and resolution of items in the review letters from the Township Engineer dated September 27, 2016, and the Township Traffic Engineer dated October 5, 2016. Chairman Zucker called for any discussion. There was none from the Board. Mr. Rob Lewis, Counsel for the developer, thanked the Board and said it was a pleasure dealing with Township staff. They are looking forward to starting construction. There were no additional comments and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to authorize Christine M. Bauman, Finance Director and Virginia Papale, Secretary to file electronic forms to the Department of Community and Economic Development (DCED), required annually, on behalf of the Township. Chairman Zucker called for any discussion. There was none and the motion carried.

Chairman Zucker announced that the Board of Supervisors' meetings for the month of January, 2017 at 8 p.m. are Tuesday, January 3, 2017 (Reorganization Meeting) and Tuesday, January 17, 2017 (Regular Meeting). The meetings will be held in the Township Administration Building.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard December 15th:

#2086-16	Kyle Boyd
#2096-16	Paolo and Natalie Pileggi
#2097-16	Robert and Donna McGrath

The Planning Commission will review these cases at its December 13th meeting.

Chairman Zucker turned the meeting over to Vice-Chairman Weber who asked if any member of the audience had public comment. There were no public comments. Mrs. Weber highlighted several upcoming events, which include:

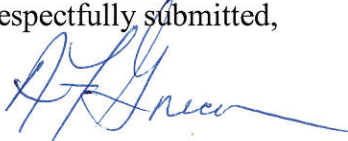
December 10 th	Santa will visit neighborhoods via the Centre Square Fire Company beginning at 10 a.m. The rain date is 12/17.
December 10 th	The ribbon cutting with Lower Gwynedd Township of the Crossways Bridge and Trail. Congratulations to Mr. Baker and his crew for the work they have done, and thanks to the residents for their generosity.
December 11 th	Annual Daddy/Daughter dance from 5 to 7 p.m. at the Manor House at Prophecy Creek Park. Thanks again to the Parks and Recreation Department for the summer and winter programs.

Vice-Chairman Weber asked if any Board member had old or new business to discuss. Chairman Zucker said that this is the last meeting of 2016, and the first after the Thanksgiving holiday. He is personally thankful to be a resident of Whitpain Township, and to work with a fantastic staff. He is thankful for being able to serve on the Board with other dedicated individuals – Mr. Conner and Mrs. Weber who serve on the Finance Committee, Mr. Greco, a long-time resident who serves on the Emergency Services Committee, and has previously served on the Planning Commission and the Zoning Hearing Board, and Mr. Wollman, who serves on the Operations Committee with him. They work with the department heads to provide a more safe, and more efficient operation. He wished everyone a Happy, Healthy Holiday Season and one filled with peace, joy and family.

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Vice-Chairman Weber noted that the Board will return to work session following the meeting. With no further comments, Vice-Chairman Weber moved to adjourn the meeting at 8:38 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

/v