

The stated monthly meeting of the Board of Commissioners of Lower Moreland Township was conducted on the above date in the Lower Moreland High School Auditorium. The meeting was also streamed via Zoom.

President Kuritz called the meeting to order at 7:00 PM. Present were Commissioners Canale, Hausen, Pace, Mueller and Blanton; Secretary/Manager Hoffman, Assistant Manager/Finance Director Lee, Public Works Director Woerner, Police Chief Scirrotto, Code Enforcement/Zoning Officers Matyas and Middleman, Fire Marshal Scholly, Chief of Emergency Services Showmaker, Tax Collector Saile, Finance Assistant Simmons and 10 citizens. Two citizens joined via Zoom. The Pledge of Allegiance was recited.

INTERNAL AFFAIRS COMMITTEE

Minutes All Commissioners, the Solicitor and Engineer received a copy of the minutes of February 13, 2024. There were no further questions or comments and on motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved the minutes for the month of February 2024.

Bill List All Commissioners, the Solicitor and Engineer received a copy of the January Bill List in the amount of \$1,220,542.83. There were no questions or comments and on motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved the bill list for the month of March 2024.

Intergovernmental Cooperation Agreement All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-7-24 and a copy of the draft intergovernmental cooperation agreement and a draft letter agreement.

Commissioner Kuritz reviewed the revisions to the intergovernmental agreement made since the Board's discussion at the January meeting. She then requested questions and comments from the Board. Commissioner Hausen reiterated that this agreement does not merge the companies, and each will maintain their current function with oversight from the Chief of Emergency Services.

Commissioner Kuritz then detailed the draft letter agreement which will be shared with HVFC and BAFC if the intergovernmental cooperation agreement is approved. The letter will give the chance for each company to assent to operating under the agreement.

Mark DeGeorge of 2447 Dale Road commented that he would like to see the changes made to the draft agreement. Manager Hoffman advised the full draft would be posted to the website once authorized by the Board of Commissioners.

Chuck McDade of 2472 Dale Road asked if the agreement could be advertised in the newspaper. Solicitor Rice responded that resolutions are not typically advertised, however, the Board could authorize advertising a summary of this specific resolution. Commissioner Mueller asked if resolutions have ever been advertised in the past and commented that he thinks it's worth advertising this information. Commissioner Blanton added that since this is an intergovernmental matter, it is worth advertising. Commissioner Canale added that he is not opposed to advertising but questioned the benefit as it will already be posted on the website.

There were no further questions from the Board or the public. On motion and second by Commissioners Kuritz and Blanton, the Board of Commissioners unanimously approved advertising the intergovernmental cooperation agreement for the April meeting.

Administration Report All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-5-24 and a memorandum from the Assistant Manager.

Manager Hoffman Reported that the Lower Moreland Township Authority Audit is nearing completion. Next, he reported that he met with the School District and DCED staff to discuss the Small Water and Sewer grant award. DCED can permit a change in scope to the stormwater components of the upcoming HOP improvements. This will allow the district to utilize approximately \$60,000 of the \$198,000 grant award. Engineer Woodrow then updated that a pre-construction meeting for the Longview Drive basin project had been held. He expects this project to be completed in a few months once the weather permits the project to begin. Lastly, Commissioner Hausen asked Manager Hoffman to list the Township's current grant applications or awards.

Tax Collector's Report All Commissioners, the Solicitor, and Engineer received a copy of the Tax Collector's Report for the month ending February 29, 2024.

Liaison Report Commissioner Kuritz provided some highlights from the March 5th School Board work session meeting. Commissioner Pace noted the District's updated enrollment projection report conducted by the Montgomery County Planning Commission. Solicitor Rice then advised that the appeal of the Board's conditional use adjudication for the Philmont Flat's land development had been dismissed.

Commissioner Kuritz added that the LMTSD DEI Committee did not meet in February. Lastly, she provided an update on the various upcoming community events.

COMMUNITY DEVELOPMENT COMMITTEE

Sketch Plan – 2895 Pine Road LLC #23-04 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-5-24, a letter from Engineer Woodrow, a letter from Planner Chlebnikow, and a letter from the traffic engineer.

Commissioner Mueller introduced the application and sketch plan process for the Board and public. He then invited the applicant to make their presentation.

John Walko, the attorney representing the landowner of 2895 Pine Road, gave an overview of the plans for the reuse of 2895 Philmont Avenue as general office space. He stated their goal is to receive feedback from the Board, consultants and public so they can eventually seek preliminary plan approval. Mr. Walko stated that the plans have been prepared in coordination with PennDOT's proposed intersection improvements, including pedestrian connections. He added that there is likely a need for zoning relief for the proposed building height. Finally, he acknowledged the plan will address parking, grading, stormwater, and other code obligations. The applicant's architect, Scott Woodruff, then presented the sketch plan and gave a detailed summary of the plans to the Board and public.

Commissioner Pace asked if sidewalks would connect to the train station. Commissioner Blanton asked what type of businesses might occupy the building. Mr. Walko said that they would have to make the decision based on the amount of parking required to comply with the zoning ordinance, though the code does provide for general business or retail use. He noted that certain uses would require more parking than others. Commissioner Pace asked if the project is eligible for LERTA. Manager Hoffman responded that he believed that it did. Commissioner Hausen asked what the next steps would be in the public review process. Mr. Walko responded that they would fully engineer the plan, then go to the Zoning Hearing Board to address any zoning deficiencies, then submit a preliminary land development application.

Engineer Woodrow summarized his plan review. He stated that he is comfortable with the accessibility and circulation of traffic with this plan, based on coordination with the Township's traffic engineer and PennDOT. He reiterated the concern for the right number of parking spaces to support the anticipated use. Also, he noted that at the Planning Commission meeting, they discussed the risk of developing new office and retail spaces in the current market environment. Overall he thinks this site is deserving of some revitalization and thinks this location is suitable for this project.

Planner Chlebnikow then gave his review comments. He stated that he believes this is a solid project from a planning perspective and is consistent with the MU-REV district's redevelopment goals. He called out that the ordinance does have certain design criteria with which the applicant would need to comply. He reiterated the need to provide sufficient parking and future use concerns brought up by the Planning Commission.

Commissioner Kuritz asked if there would be a generator for this building and if it would be sprinklered. Commissioner Mueller summarized the review discussion, noting concerns for determining the specific use. This concluded the Board's discussion regarding this plan. There were no comments from the public.

Extension of Review Period – Forest Hills Cemetery/25 Byberry Road #24-01 All Commissioners, the Solicitor and Engineer received a copy of a letter from the applicant's engineer dated 3-8-24.

Commissioner Mueller stated that the Township received a letter from Remington and Vernick Engineers on behalf of the applicant Scott Ladd and Service Corporation International Shared Resources LLC. The applicant waived any timelines outlined in the Pennsylvania Municipalities Planning Code within which the Township is required to render a decision on the application.

Bill Entriken of 410 Keats Road asked for details on what part of the cemetery is proposed for expansion.

Building Official's Report All Commissioners, the Solicitor and Engineer received a copy of the Building Official's Report for the month of February 2024. Commissioner Mueller reported on the Code/Building department's activities.

Liaison Report Commissioner Mueller reported that the Pennypack Trust did not meet in February but had an upcoming meeting scheduled for March. There was no Planning Commission meeting in February and the March meeting will be held in the high school.

PUBLIC WORKS COMMITTEE

2024 Paving Bid All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-7-24.

Commissioner Pace advised that the Board advertised bidding for the 2024 paving program and received seven bids from area contractors. It is recommended that the Board award the bid to Glasglow Inc. for the base bid with two alternates. The total award is recommended for \$736,775.85. He added that the Highway Aid fund earned more interest than estimated for 2023 which allows the Township to maintain the 2024 end-of-year cash balance target of \$175,000.

Commissioner Blanton asked if the Township had worked with this contractor. Public Works Director advised Glasgow had done the Township's 2023 paving project. Commissioner Hausen asked for clarification on how many alternates could be awarded. There were no further questions and on motion and second by Commissioners Pace and Canale, the Board of Commissioners unanimously awarded the 2024 paving bid to Glasgow Inc., including base bid, alternate 1, and alternate 2 for \$736,775.85.

Mowing Bids All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-7-24.

Commissioner Pace reported that staff received bids from three contractors and recommends the Board award the bid to the low bidder of The Arrimour Group for a two-year total cost of \$111,089. Commissioner Kuritz clarified the annual cost which is consistent with the authorized budget. Director Woerner added that it is a local company, and he is confident in their work. There were no further questions and on motion and second by Commissioners Pace and Canale, the Board of Commissioners unanimously awarded the mowing contract to The Arrimour Group for 2024 and 2025 for a total cost of \$111,089.

HVAA Baseball Night Game Request All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-8-24.

Commissioner Pace advised that HVAA is requesting the Board's permission to do their "Friday Night Lights" baseball game at Lower Moreland Park on Friday, May 10th. HVAA baseball coach Joe Perks provided additional information for the Board's review. Commissioner Kuritz noted the lights allow HVAA to have one additional game that night in a two-hour period. There were no additional questions and on motion and second by Commissioners Pace and Canale, the Board of Commissioners voted to allow HVAA to have their Friday Night Lights game at Lower Moreland Park on May 10th.

Public Works Department Report All Commissioners, the Solicitor and Engineer received a copy of the Public Works Department monthly report.

Director Woerner reported he has attended several meetings this past month regarding sewer and stormwater planning. They made several repairs to the Township and Library buildings due to the rainstorms. Pickleball has been busy in the Red Lion Gym and the outdoor courts will be coated soon when weather permits. Lastly, he said that there is free compost available for residents to pick up. Commissioner Pace asked about the schedule of the street sweepers. Director Woerner said they have gone out the last few weeks with the nice weather and they usually coordinate with the trash schedule.

Liaison Report Commissioner Pace reported on HVAA activities.

PUBLIC SAFETY COMMITTEE

Review and Consider Fire Truck Trade-in Value Resolution All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-5-24 and a proposed resolution.

Commissioner Canale reported that as part of the purchase of the new ladder and pumper trucks, the Township will trade in the existing 2001 KME ladder and 2005 American LaFrance pumper. Procedurally, the First-Class Township Code requires the Board to adopt the attached resolution, authorizing the trade-in. Functionally, the final proposals for each new truck from Glick will include a reduction, based on the trade in value offered for each truck. Glick will then sell each truck to Brindlee Mountain Fire Apparatus, LLC, based on the schedule in the attached offer sheets. The ladder truck will yield \$50,000 and requires the truck to be turned over on April 30, 2024. The pumper will yield \$20,000 and requires the truck to be turned over on October 31, 2025. This is just before the arrival date of each new truck, so response will be coordinated amongst mutual aid companies while firefighters train on the new trucks.

Commissioner Blanton asked for clarification on the timing of the ladder truck's arrival versus the turn in date. Chief Showmaker explained that adjustments will be made to mutual aid response between April 30th and when the new ladder truck goes into service. Commissioner Hausen asked if that meant the Township would not have local ladder coverage for six weeks. Chief Showmaker stated it would be those six weeks plus the time it takes to train on the new truck. He reiterated his confidence in the mutual aid model.

Chuck McDade of 2472 Dale Road asked what the additional response time would be while relying on mutual aid. Chief Showmaker clarified that HVFC would still be the first responding truck utilizing the existing engine or squad. He said that it could be a longer response time for a ladder, however, there are systems in place to make sure mutual aid can respond in a timely manner. There were no further questions and on motion and second by Commissioners Canale and Pace, the Board of Commissioners unanimously voted to approve the following resolution:

Resolution 24-25

A resolution approving the trade in of fire apparatus equipment as credit toward new ladder and pumper trucks.

A complete copy of this resolution is attached hereto and made a part of the minutes of this meeting.

Public Safety Report All Commissioners, the Solicitor and Engineer received a copy of the Police report, the Fire Marshal report, and the Chief of Emergency Services report for February 2024.

Chief Scirrotto highlighted police activity from the month, noting a specific robbery investigation by Corporal Daniel which determined the report had been made fraudulently. He also thanked the Board for their participation at the February meeting with the promotions and commendations. He highlighted the Department's participation with Philadelphia Police Department, providing wheel locks for Kia and Hyundai vehicles. Lastly, he detailed the recent arson fire from a home on Pine Road.

Fire Marshal Scholly provided updates on County Emergency Management items, including drone usage and the draft mutual aid agreement. The group continues to plan the EDITS conference as well. Mr. Scholly noted the inspection efforts, so the new high school could open on time. He continues to collaborate with District staff on various items. Finally, he highlighted a unique use request from Arch Medical on Philmont Avenue which requires significant review by the Township's building department staff.

Chief Showmaker provided his joint report for the month. He referenced inspections and other activities at the new high school and Crescent Fields. Chief Showmaker then highlighted joint training by HVFC and BAFC for response at the new high school. He also met with the Chiefs of HVFC and BAFC to review the color scheme and other details for the new trucks. He mentioned the work that has gone into the intergovernmental cooperation agreement, and then completed his report by detailing fire and EMS response in Lower Moreland and Bryn Athyn.

Commissioner Kuritz asked if Chief Showmaker had reached out to our mutual aid fire companies regarding the upcoming truck purchase. He responded that he had not yet but will soon.

Liaison Report Commissioner Canale provided an update on upcoming events at the Huntingdon Valley Library. The Civil Service Commission did not meet.

PUBLIC PROPERTY COMMITTEE

Sanitary Sewer Department Report All Commissioners, the Solicitor and Engineer received a copy of a sewer department monthly report for February 2024.

Commissioner Hausen reported on sewer department activities for the month of February. She mentioned plans to replace one of the three pumps at Bethayres Pump Station later in 2024.

Liaison Report Commissioner Hausen had nothing further to report as the Authority does not meet until April and there was no HARB meeting in March.

ORDINANCE COMMITTEE

Zoning Hearing Board Agenda & Decisions Commissioner Blanton announced the applications to be heard at the March Zoning Hearing Board meeting and the decisions that were made at the February hearing.

Liaison Report Commissioner Blanton had nothing further to report.

PUBLIC PARTICIPATION

Melanie Caruso of 565 Anne Street requested the Board's consideration regarding Township regulations regarding nuisance animals. She and her family are experiencing a hazard on their property as neighbors feed and shelter feral cats.

Carrie Givhan of 3883 Buck Road asked about the status of the ward redistricting. Solicitor Rice explained a resident filed an appeal. It is being processed through the Montgomery County Court of Common Pleas.

Adjournment There being no further business to come before the Board, adjournment was in order at 8:52 PM.

Christopher R. Hoffman, Secretary