



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: AUGUST 1, 2023

BOARD MEMBERS PRESENT: Adam Doyle, Chairman
Pamela Margolis, Vice-Chairperson
Dean Becker, Member
Albert Campion, Member
Gary Filzen, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Richard Almquist in for Kenneth Picardi, Township Solicitor
Nicholas Szeredai, Township Engineer
Jeffrey Thoms, SSM
John Moran Jr., Code Enforcement/Zoning Officer
Shawn Motsavage, Township Road Master

CONSENT AGENDA: Ms. Daniel informed the Board that there was no PA State Police Report as of the date of this meeting; therefore, she recommended that it be removed from the Consent Agenda. Dean Becker made a motion, seconded by Albert Campion, to remove the PA State Report and to approve the consent agenda items as amended and as follows: a) Minutes: Draft July 5, 2023; b) Monthly Reports: Ambulance Reports, Perkiomen Township Fire Company Report, and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for July in the amount of \$162,285.23 and the Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 5-0.

EXECUTIVE SESSION: Adam Doyle informed the public that the Board of Supervisors held an Executive Session on Tuesday, July 18, 2023. The purpose of the Executive Session was to discuss a Real Estate Matter.

PUBLIC COMMENTS: William Patterson informed the Board of Supervisors that the drill for the Limerick Generating Station is scheduled for Tuesday, September 26, 2023.

OLD/NEW BUSINESS: There was no old/new business at this meeting.

SOLICITOR'S REPORT: Richard Almquist submitted Solicitor Picardi's written report to the Board.

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- In addition to that report, Mr. Almquist updated the Board on the following:
 - L. Scott Cook: In 2022, Mr. Cook filed an appeal with Montgomery County Board of Assessment on the assessment of his property located at 24 Rahns Road. Mr. Cook and the Montgomery County Board of Assessment reached an agreement to resolve this Appeal by Stipulation. Solicitor Picardi reviewed the stipulation and recommended that the Board authorize him to sign it on behalf of Perkiomen Township. Pamela Margolis made a motion, seconded by Albert Campion, authorizing the Township Solicitor to sign on behalf of Perkiomen Township the Stipulation to resolve the appeal filed by L. Scott Cook for 24 Rahns Road. There were no public comments. The motion carried by a vote of 5-0.
 - Hazard Mitigation: Before the Board is a proposal from Criterion to complete several Asbestos Surveys as part of the Hazard Mitigation Grant. These surveys are for those structures located on properties the Township is in the process of purchasing and demolishing. This proposal is to determine which buildings could contain asbestos. Ms. Daniel explained that SSM needs this information to assist in the preparation of the bid specifications for the demolition of these structures. Solicitor Picardi reviewed Criterion's proposal and found it to be acceptable. Dean Becker made a motion, seconded by Albert Campion, to approve the proposal from Criterion for an estimated cost of \$5,370.00. There were no public comments. The motion carried by a vote of 5-0.

ROAD MASTER'S REPORT: Shawn Motsavage submitted to the Board his written Road Master Report dated August 1, 2023, for activities occurring during the month of July.

CODE ENFORCEMENT REPORT: John Moran, Jr. submitted his written Code Enforcement Report to the Board dated August 1, 2023, for activities that occurred during the month of July.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that there was no Planning Commission meeting in July.

PARK AND RECREATION REPORT: Kevin Motsavage submitted his written report to the Board. In addition to his report, Mr. Motsavage mentioned the meeting that was held with Senator Pennycuick and Representative Bradford on the Township's DCED Grant Application. Both expressed support for the Township's application.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: William Patterson informed the Board that routine business was discussed at the LPVRSa meeting.

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ENGINEERS REPORT: Nicholas Szeredai was present at this meeting and submitted his engineers' report to the Board.

In addition to his written report, Mr. Szeredai discussed the following:

- Bridge Street & Route 29 Traffic Signal: Mr. Szeredai presented to the Board an Application for Payment No. 4 for the installation of the new traffic signal. This is a partial payment application received from Marino Corporation in the amount of \$106,381.35. The work completed under this payment application was installed according to the project specification; therefore, Mr. Szeredai's recommendation was to approve this partial payment application. In addition, Mr. Szeredai informed the Board that the contractor submitted a change order for two contract changes. At the present time, SSM is not recommending approval of this change order. On the recommendation of Mr. Szeredai, Albert Campion made a motion, seconded by Dean Becker, to approve partial Payment Application No. 4 to Marino Corporation for the Bridge Street & Route 29 Traffic Signal. The amount of this payment is \$106,381.35. There were no public comments. The motion carried by a vote of 5-0.
- 2023 Road Project: Mr. Szeredai presented to the Board an Application for Payment No. 1 and Change Order No. 1 for the 2023 Road Project. The partial payment application received from Innovative Construction Services, Inc. Application for Payment No. 1 was in the amount of \$305,588.06. The work completed under the payment application was installed according to the project specifications; therefore, Mr. Szeredai's recommendation was to approve the application. After review of the payment application, Albert Campion made a motion, seconded by Gary Filzen, to approve Application for Payment No. 1 to Innovative Construction Services in the amount of \$305,588.06. There were no public comments. The motion carried by a vote of 5-0. Next, Mr. Szeredai informed the Board that Innovative Construction submitted Change Order No. 1 for the Board's consideration. According to Mr. Szeredai, the word "STOP" needed to be added where it was previously located on Schoolhouse Road near Route 29. A single set of white "STOP" hot thermoplastic markings were added under this change order. Mr. Szeredai is recommending the Board approve this. Upon the recommendation of Mr. Szeredai, Dean Becker made a motion, seconded by Gary Filzen, to approve Change Order No. 1 in the amount of \$635.00. There were no public comments. The motion carried by a vote of 5-0.
- 2024 Road Project: Mr. Szeredai discussed with the Board potential roads that would be part of the 2024 Road Project. First, the section of Seitz Road (Rain Tree Circle to Fox Heath Boulevard) should be finished. The proposed work would include the reconstruction of this section of the road and will be similar to what was just completed in the 2023 Road Project. The estimated cost to complete this section is \$410,000.00. Second, for discussion was adding additional roads as possible alternative roads. These alternative roads could be in the Fox Heath Development. For discussion was the issue

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of the type of maintenance repair to be considered: milling and overlay or microsurfacing. There was a discussion on what is microsurfacing. Mr. Szeredai explained that microsurfacing is made up of a polymer-modified emulsified asphalt, mineral filler, water, and other additives. These items are mixed and then uniformly spread out over a prepared surface. Usually there are two coats applied when completing this process. The cost of microsurfacing could be a third to a fourth less than an asphalt overlay. The objective is to extend the life of the roads an additional 7-8 years. The time to consider the use of this process is about halfway through the life of a road before there are a great deal of potholes and cracking. The issue for discussion is not only to consider using this process in the 2024 Road Project, but also in developing the Township's Road Maintenance Plan. There was a discussion regarding microsurfacing that was used in the past on certain roads and how they have held up over the years. It was decided to conduct a road inspection which would be held on Friday, August 18, 2023 and inspect those roads that have been maintained using microsurfacing.

- Municipal Building Upgrades Project: Jeffrey Thoms was present at this meeting to discuss this project. HVAC Unit #2 has been repaired. During the review of the punch list, the contractor informed Mr. Thoms that the existing remote sensors for the meeting room and room downstairs were not compatible with the new thermostats installed for these rooms. The contractor submitted a change order for the replacement of the remote sensors. The remote sensors being proposed would be compatible with the new thermostats. The cost of the change order is \$1,800.00. Mr. Thoms told the Board that he reviewed the cost of completing this work, found it acceptable, but he has not prepared a formal change order. Due to timing, it was the recommendation of Mr. Thoms that the Board approve the change order subject to the submission to the Township of the formal paperwork. After discussing this recommendation Pamela Margolis made a motion, seconded by Dean Becker, approving the change order from Hirschberg Mechanical for the remote sensors in the amount of \$1,800.00 subject to the Township Engineer submitting to the Township the proper paperwork. There were no public comments. The motion carried by a vote of 5-0.
- HVAC Unit #1: According to Mr. Thoms, this unit is not functioning properly. As recently as July 27 2023, Mr. Thoms has been in contact with Hirschberg on the functioning of this unit. This unit services the main office areas. The room temperatures in these areas are high and excessively humid. After investigating the situation, it was concluded that too much outdoor air is being mixed in. There is a setting in the control system that needs to be adjusted by Carrier. Both SSM and the contractor have been in contact with Carrier regarding this problem and are in the process of trying to set up a meeting with Carrier.

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- Payment Application: Hirschberg Mechanical submitted Payment Application No. 2 and Payment Application No. 3. SSM is recommending not to process Payment Application No. 3, pending resolution of the punch list items. This was okay with the Board. As to Payment Application No. 2, Mr. Thoms reviewed this application and felt the work completed under the payment application was installed according to the project specifications; therefore, Mr. Thoms' recommendation to the Board was to approve this payment application. Upon the recommendation of Mr. Thoms, Dean Becker made a motion, seconded by Albert Campion, to approve Payment Application No. 2 to Hirschberg Mechanical in the amount of \$55,071.00. There were no public comments. The motion carried by a vote of 5-0.

MANAGER'S REPORT: Cecile M. Daniel

- Workman's Compensation: Ms. Daniel explained that, as part of the Township's Workman's Compensation renewal process, both she and AmTrust reviewed the Township's doctor's panel. There were some changes made to this panel. As a result, the Board looked over the information. It was Ms. Daniel's recommendation that the Board approve this panel so she can send it over to AmTrust. Upon the recommendation of Ms. Daniel, Pamela Margolis made a motion, seconded by Dean Becker, to approve the Workman's Compensation Doctor's Panel as presented to them by Ms. Daniel. There were no public comments. The motion carried by a vote of 5-0.
- Traffic Calming Discussion: Ms. Daniel began the discussion on Traffic Calming by pointing out that Betcher Road is the boundary line between Perkiomen Township and Trappe Borough. Half of Betcher Road lies in Perkiomen Township and the other half lies in Trappe Borough. Residents that live on the Perkiomen Township side of Betcher Road submitted a request to the Board asking that a Traffic Calming Study on Betcher Road be considered. Since half of this road lies within the boundary of Trappe Borough, Ms. Daniel reached out to the Borough on this matter. Currently, the Borough has made no indication as to their participation. Ms. Daniel pointed out that Betcher Road is not a flat road. This road has curve issues as well as a road grade issue where Betcher Road travels downhill to connect with Trappe Road. Ms. Daniel recommended that the Board should first consider whether traffic calming measures are an appropriate application for this road. In considering this, Ms. Daniel recommended that the Board authorize SSM to look at these issues. Shawn Motsavage has also contacted the PA Local Technical Assistance Program (LTAP) people asking the same question. After discussing this matter, Dean Becker made a motion, seconded by Gary Filzen, authorizing SSM to investigate the existing design issues of Betcher Road to ascertain whether to proceed with a Traffic Calming Study.

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- 14/18 Wartman Road Subdivision: As part of the approval of the minor subdivision of 14/18 Wartman Road Subdivision, Ms. Daniel informed the Board that two of the conditions involve a Stormwater Operation & Maintenance and Project Improvements Agreement and a Conservation Easement and Declaration of Restrictions and Covenants Agreement. Solicitor Picardi has prepared both agreements and submitted the agreements for both the Board’s consideration as well as Brandon Dietrich’s. At the present time, Ms. Daniel has not received any comments from Mr. Dietrich. For the Township, these agreements have become standard. To keep this project moving, it was Ms. Daniel’s recommendation to approve the two agreements subject to Mr. Dietrich’s response. If Mr. Dietrich returns with any substantive changes, then the agreements will come back to the Board for further deliberation and approval. With the recommendation of Ms. Daniel, Dean Becker made motion, seconded by Pamela Margolis, to approve the Stormwater Operation & Maintenance and Project Improvements Agreement and a Conservation Easement and Declaration of Restrictions and Covenants Agreement. Should Mr. Dietrich make any substantive changes to the agreements, the agreements shall be returned to the Board for approval. There were no public comments. The motion carried by a vote of 5-0.

SUPERVISORS COMMENTS: Gary Filzen announced that a hometown graduate of the Perkiomen Valley School District was in China for an International Competition and has also qualified for the Olympic trials next year. Adam Doyle questioned what the possibility of flash flooding would be in Perkiomen Township. This prompted a discussion as to the impact that the tributaries (School House Run, Lodal Creek, and Landis Creek) may have and the grading of areas in the Township when being affected by the type of rainstorm being felt. Also, Mr. Doyle conveyed to the Firefighters that somebody compared these individuals to “Heros Without Capes” for all that they do every day for the community.

There being no further business, the August public meeting was adjourned upon motion made by Albert Campion and seconded by Dean Becker.

Respectfully Submitted,

Cecile M. Daniel

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Township Manager