PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: JUNE 3, 2025

BOARD MEMBERS PRESENT:	Pamela Margolis, Chairperson Adam Doyle, Member Albert Campion, Member Corey Hulse, Member
ABSENT:	Dean Becker, Vice-Chairman
OTHERS PRESENT:	Cecile Daniel, Township Manager Kenneth Picardi, Township Solicitor Nicholas Szeredai, Township Engineer John Moran Jr., Code Enforcement/Zoning Officer Shawn Motsavage, Township Road Master

Pamela Margolis called the meeting to order at 7:00 pm.

EXECUTIVE SESSION: The Chairperson informed the public that the Board of Supervisors held a brief Executive Session before this meeting to discuss a Personnel matter.

CONSENT AGENDA: Adam Doyle made a motion, seconded by Albert Campion, to remove the PA State Police Report for the month of May as it has not been received by this meeting and approve the remaining consent agenda items as follows: a) Minutes: May 6, 2025; b) Monthly Reports: Perkiomen Township Fire Company Report for May and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for May in the amount of $290,892.22 and the Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 4-0.

PUBLIC COMMENTS: There were no public comments expressed at this meeting.

OLD/NEW BUSINESS:

- Historic Trappe: Lisa Minardi, Executive Director, and Eric Hundertmark, staff member and Perkiomen Township resident, were present to introduce themselves to the Board and the public. Mr. Hundertmark explained that Historic Trappe does not just represent Trappe Borough but represents the Perkiomen Valley. Their goal for this meeting was to introduce the organization to the Board and public as to the mission of Historic Trappe and to request financial and administrative support. Mr. Hundertmark informed those present that he is currently working to restore the

Speaker's House in Trappe Borough. The organization currently owns five buildings/properties. Lisa Minardi also spoke about the organization and its mission. Since their mission goes beyond the boundary of Trappe Borough, their mission is to restore, preserve, and share the history, places, and heritage of Southeastern Pennsylvania, but their concentration is the Perkiomen Valley. The present staff is a mix of volunteers and, due to some grants they have received, a few part-time employees have been added. They also have the help of interns. Mrs. Minardi introduced to the public some of the historical items that are located inside of the buildings they own. Recently, the organization received a donation of the finest collection of American Pewter ever collected. The staff is in the process of cataloging the pieces for a presentation in the fall. The organization also holds special exhibitions, special events, educational programs, living histories, symposiums, and kid's programs. For the upcoming 250th Anniversary Events, the organization is working on three projects: (1) Exhibitions such as one that will discuss what happen in this area during 1776/1777. What the surrounding communities' experiences were during the American Revolution; (2) Dewees Tavern was renovated in 2019. The organization holds world class exhibitions at the Tavern; (3) The Muhlenberg House and Speaker's House Restoration should be complete in about a year and open to the public. During 2026/2027, it is anticipated that there will be many people visiting the area in commemoration of the American Revolution. Presently, the organization is looking to have a regional initiative called "Perkiomen Valley 250". The label is being used as a marketing or branding means to provide information for tourists as they come into this area. To support all the ongoing initiatives and activities of this organization, Mrs. Minardi is requesting financial support for (1) an annual contribution from Perkiomen Township between $2,000-$5,000. Presently Trappe and Collegeville Boroughs and Upper Providence are making similar contributions; and (2) the organization is looking to raise $25,000 from the local area for seed money to move forward on this 250 Event initiative to put into action the events for 2026/2027 years. The discussion of the contributions will be discussed when preparing the 2026 budget.

- 109 Adams Lane: There was no discussion about this as the property owner was not present.
- Perkiomen Township Fire Company: Brad Bonner, President of the Perkiomen Township Fire Company, and the Building Committee were present to hold a presentation before the Board on the need for construction of a new firehouse building. The existing building is aging. The existing engine room is thirty years old, and the original building is over sixty years old. The Fire Company had an engineering study completed which recommends that the existing building be replaced with a new building. The vision is to build a new building directly behind the existing building. The Fire Company received and reviewed competitive bids to perform the design/engineering/construction management for the new building. The estimated

cost is $471,000, based upon the proposal of the engineering firm the Fire Company has chosen. A sketch design has been reviewed and will meet the future needs of the Fire Company. Based upon this sketch design, the estimated cost to construct this new firehouse is between six to eight million dollars. This estimated cost does not include permitting, utility relocation, and land development requirements. Mr. Bonner submitted to the Board a Letter of Intent which is intended to be used to craft a Memorandum of Understanding between the Fire Company and Township on the construction of the new firehouse. The estimated timeline is to start this process in the third quarter of 2025 and finish this project in the second quarter of 2028. There was a review and discussion on the basic concept of this project for the building design and land development layout. Mr. Bonner gave a copy of the Letter of Intent to the Board which will be reviewed by Solicitor Picardi. If the Township agrees to pay for the engineering study, the funding of the design engineering proposal will require an amendment to the Township's 2025 Budget. The directive from the Board is to move forward with this project.

SOLICITOR'S REPORT: Kenneth Picardi was present at the meeting and submitted his written report to the Board of Supervisors.

ROAD MASTER'S REPORT: Shawn Motsavage submitted his written Report to the Board dated June 1, 2025 for activities occurring during the month of May.

CODE ENFORCEMENT REPORT: John Moran, Jr., submitted to the Board his Code Enforcement written report dated June 1, 2025, for activities that occurred during the month of May.

ENVIRONMENTAL ADVISORY COUNCIL (EAC): Christopher Uhland is a registered and consulting Arborist and is a member of the EAC. At this meeting, Mr. Uhland discussed the proposed Highland-Huber Park. The Perkiomen Township's EAC has only existed for three and a half years. The discussion began with a review of the proposed design for this park. Both Nicholas Szeredai, Township Engineer and Cecile Daniel, Township Manager, informed the public that this design, which began approximately five years ago is about ninety-five percent complete. Mr. Uhland began by reviewing the proposed amenities for this park. The description of the amenities was similar to what Scott Miller of SSM had discussed at the monthly May meeting. Mr. Uhland explained that he used iTree Mapping in his work. This mapping program is available to anyone online. With the use of this iTree Mapping, Mr. Uhland discussed what he sees as the carbon footprint of this park. There was a discussion regarding the issue of clear cutting the property where this park is to be located. Both Mr. Szeredai and Ms. Daniel explained that this project is not clear cutting the property. Mr. Uhland proceeded with his presentation on the displacement of deer due to the impact of

developing this property. The development could have an impact on the property that abuts the Township's property. The abutting property is listed as a preserved farm which grows certain types of crops. The impact on the possibility of the displaced deer may create the need where the owner will need to fence in their property to keep out the deer. Mr. Uhland talked about different plant species which include red cedar and the milkweed plants. These plants are known as pioneer plants and are part of the pioneer communities or pioneer plant species. These are the first type of plant species that grow, and then other plants evolve from there. The discussion then focused on the north side of the project where the proposed amenities include dog parks, parking lot, and community garden. Mr. Uhland noted he had concerns with the loss of plant material in the northern area of the proposed park. Below this area is a large area of wetlands which is part of the reason why these proposed amenities are in the northern section of the property. Next was a discussion about the trails being proposed. Mr. Uhland indicated the whole planned park is not bad. His idea to improve the park would be to redesign the park by removing the amenities being proposed in the northern part of the property and allow for more trails to appreciate the site and its existing vegetation. Currently, the proposed design has several trails that are ADA paved trails, trails for hiking, and board walk trails. Last was a discussion on the impact of the number of dead ash trees located on the property. Mr. Szeredai presented the history of the project. He explained that the idea of this park began over five years ago. In developing this park, it began with the development of a survey base plan showing all of the trees on the site which were 6" or greater in size, identified all wetland areas, and development of a Master Plan which included multiple public meetings and a resident survey. The responses of the survey helped determine the priorities for this park. In addition to the park being 95% complete, the Township has spent close to $300,000 on the current design of this park. This process included the completion of studies such as a Stormwater Report, a Wetland Report, a PA Natural Diversity Inventory (PNDI) report, and a Bog Turtle Phase 1 and 2 Report. The Township has also received grant money for this park from the state and county totaling $880,000. In trying to complete this project, the Township has developed a development plan that does not clear cut the existing woodland. The current plan preserves the woodland areas and is considered to have a low impact. Majority of the natural features present are being preserved. The area of the northern amenities being cleared consist primarily of brush and meadow areas; it does not contain mature trees or woodlands. Moving forward, SSM plans to submit the Project to PA DEP in order to obtain an NPDES permit for the park. The Board appreciated the EAC and this discussion, but it was noted that the project is too far along to consider redesigning the park. The Board's reasoning in moving ahead with the current design is because of the investment of five years into the design, the amount of funds that has already been spent, and the three separate grant funding awards that were approved based upon the current design and proposed amenities. The Board's directive is to move forward with this project utilizing the current design.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held its meeting on May 20, 2025. At that meeting, the Planning Commission discussed a Resolution that was passed by Lower Frederick Township regarding the development of the Landis Tract and a letter received from PADEP on the Planning Modules for sewer for the same development.

PARK AND RECREATION REPORT: Kevin Motsavage – Unfortunately Community Day was rained out due to the weather. Mr. Motsavage informed the Board that an idea was being discussed to contact the PA Live Steamers asking if they would open one day for Township residents. The PA Live Steamers participate in the Township's Community Day every year. This activity attracts a large crowd and is a big fundraiser for this club. As an incentive, there was discussion about taking a small amount of money that was not spent on Community Day and giving it to the PA Live Streamers. At this point, this is only under discussion. Should it move forward, Mr. Motsavage will return to the Board for further discussion and approval.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY EMERGENCY MANAGEMENT: William Patterson informed the Board of the following for LPVRSA: Routine Business, approved 4 EDUs, received 22 EDUs Consistency Letters, Emergency Generator Project is almost complete, and the telecommunication company that wants to install a telecommunication tower on LPVRSA Property is before Upper Providence Township to approve this before moving forward.

EMERGENCY MANAGEMENT: William Patterson informed the Board that Perkiomen Township's Emergency Plan was updated. There were two changes that were made. One was to correct the population of Perkiomen Township and revise it to an estimated 2020 population at 8,959 and two to approve a new Promulgation Page by removing Gary Filzen as he is no longer a Township Supervisor and replace this with Corey Hulse as the new Township Supervisor. Resolution 2025-14 is the adoption of the new 2025 Emergency Management Plan. Albert Campion made a motion, seconded by Corey Hulse, to approve Resolution 2025-14 which adopts the 2025 Perkiomen Township Emergency Management Plan. There were no public comments. The motion carried by a vote of 4-0.

ENGINEERS REPORT: Nicholas Szeredai was present and submitted his Engineers' report to the Board.

- Hazard Mitigation Grant Project – 574 Gravel Pike: Mr. Szeredai reminded the Board that they approved a change order for $15,000.00 for the stabilization plan for Phase 3 of the work for this project. This was a design change based upon the geotechnical borings to ensure the proper grading is feasible for this project. The revised stabilization plan was submitted to the contractor. The change order received from the

contractor was $20,975.00, which is more than the $15,000 that was previously approved by the Board. As a result, the Board needs to approve the new Change Order. The Board discussed the revised change order. Adam Doyle made a motion, seconded by Albert Campion, to approve Change Order No.1 to Davidheiser Construction Services in the amount of $20,975.00. There were no public comments. The motion carried by a vote of 4-0.

- 2025 Road Inspection/2026 Road Project: During the 2025 Road Inspection, there was a discussion regarding the roads to be made a part of the 2026 Road Project. Those roads were Brookside Road which would involve full width milling, select base repair, leveling course, and overlay; and Keely Lane, Wismer Road, Bauman Road, Markley Road, Eagleview Lane and Eaglet Lane which would be Microsurfaced. Mr. Szeredai requested the Board confirm these roads to be completed for the 2026 Road Project so that he may begin work on this project. Related to this work is the Confirmation of Services that needs to be approved. The amount of SSM's Confirmation of Services to design, prepare specifications, bid and inspection of the construction is $100,800.00. As part of this project Mr. Szeredai recommended that the Board authorize notices to be sent to residents regarding any driveway repairs, they should make to their driveways prior to this road work being completed. As part of this, Mr. Szeredai requested that the Board consider waving the permit fee requirement for a Driveway Permit to give an incentive for the residents to repair their driveway before the road work is done. After discussing this project, Adam Doyle made a motion, seconded by Corey Hulse to approve the following as part of the 2026 Road Project: (1) the list of roads as listed by Mr. Szeredai to be made a part of the 2026 Road Project; (2) that resident notification letters be sent notifying them of the option to repair their driveway; (3) waive the driveway permit fee as an incentive for residents to repair their driveway; and (4) the SSM Confirmation of Services for this project in the amount of $100,800.00. There were no public comments. The motion carried by a vote of 4-0.

MANAGER'S REPORT: Cecile M. Daniel – Nothing beyond her written report.

There being no further business, the June public meeting was adjourned upon motion made by Albert Campion and seconded by Corey Hulse.

Respectfully Submitted,

Cecile M. Daniel

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