
LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
AUGUST 2, 2016
7:00 P.M.

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, August 2, 2016, in the Public Meeting Room of the Limerick Township Municipal Building with Thomas J. Neafcy, Jr., Chairman, presiding. This meeting was advertised in The Mercury on January 6, 2016.

Members Present: Supervisors Thomas J. Neafcy, Jr., Kara Shuler, Kenneth W. Sperring, Jr., and D. Elaine DeWan

Members Absent: Supervisor Joseph St. Pedro

Others Present: Joseph J. McGrory, Jr., Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Treasurer; R. Brian Skelton, Chief of Police; and Greta Martin Washington, Director of Community Planning/Zoning Officer

Call To Order: Mr. Neafcy called the meeting to order at 7:08 P.M. Kyle Kolva, Ed Salkowski's grandson, led the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

- Executive Session Immediately Before the Meeting for Real Estate and again Immediately After the Meeting for Legal and will not reconvene
- Limerick Community Day – Saturday, August 20, 2016 from 11:00 A.M. to 3:00 P.M. at Limerick Community Park
- American Red Cross Blood Drive – Thursday, September 1, 2016 from 2:00 P.M. to 7:00 P.M. in the Township Building
- Linfield Fire Co. 12th Annual Golf Outing – Monday, September 12, 2016 at Linfield National Golf Course, 12:30 P.M. Registration, Shotgun Start at 1:30 P.M.
- Montgomery County Household Hazardous Waste Collection Program – Saturday, September 17, 2016 from 9:00 A.M. to 3:00 P.M. (or until the truck is filled) at the Springfield 9th Grade Center, 400 South Lewis Road, Royersford
- Limerick Police Association's 13th Annual Fall Golf Classic – Friday, October 7, 2016 at Turtle Creek Golf Club, 10:30 A.M. Registration, Shotgun Start at 12 P.M. *REGISTRATION DEADLINE is Tuesday, September 23, 2016*
- Remember to check our website for up-coming Parks & Recreation events
- Recognition – Edward Salkowski
 - *Township Retirement*

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Mr. Neafcy, on behalf of the entire Board, presented Mr. Salkowski with a plaque commending his for 22 years of service to Limerick Township and to the community. Mr. Neafcy recognized Mr. Salkowski's contributions commencing as Chief Operator and culminating with his role as Superintendent over the past decade. In this capacity, Ed had responsibility over the entire sewer collection and treatment system which today totals 17 pump stations, two treatment plants, and an annual operating departmental budget of approximately \$5 million dollars.

He offered that under Ed's leadership the department continued to operate at a very high level of efficiency and maintained a pro-active approach with maintenance and service to the Limerick residents. Mr. Neafcy added that annual reports and inspections required by the PA Department of Environmental Protection consistently noted that the system was operating efficiently and in accordance with all State rules and regulations.

In 2008, when the Township assumed control of the Sewer Authority operations, Ed's skills were quickly realized and he became a key member of the entire Limerick Township organization. Ed's sense of humor will be missed, along with his intrinsic knowledge of the nuts and bolts of the entire sewer system. The Board of Supervisors concluded with everyone extending their congratulations and wished him much happiness in his retirement.

Resolution – Honoring Edward Salkowski: **Motion was made** by Ms. DeWan and seconded by Mr. Sperring, to approve Resolution No. 2016-25 Honoring Edward Salkowski for his 22 Years of Service to the Township. Motion passed unanimously.

Consideration of Minutes: **Upon motion made** by Mr. Sperring and seconded by Ms. Shuler, the July 19, 2016 Board of Supervisors Meeting Minutes were unanimously approved.

Public Comments on Agenda Items: None.

Bills List: **Upon motion made** by Ms. DeWan and seconded by Mr. Sperring, Bills List #15 for the period of 07/16/16 through 07/29/16 in the amount of \$296,377.09 was unanimously approved.

Subdivision and Land Development

Extensions: **Upon motion made** by Ms. Shuler and seconded by Ms. DeWan, the following extensions to the 90-day review period were unanimously accepted:

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|---|------------------------|
| a. Sanatoga Interchange Assoc., L.P. (#12-04B): | Extended to 11/18/2016 |
| b. Starkman Properties, LLC (#15-02): | Extended to 11/03/2016 |

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Development Projects:

Name/File No.: Linfield Corporate Center Lot 2 – Daycare (#15-02)
 Location: Keystone Drive/Linfield Trappe Road
 Review Phase: Final Resolution

Mr. Kerr stated that based on the Board's review of this project at the July 5, 2016 meeting the following Resolution has been prepared for the Board's consideration.

Motion was made by Mr. Sperring and seconded by Ms. Shuler, to approve Resolution SLD #15-02(F) Granting Final Resolution for Linfield Corporate Center, Lot 2. Motion passed unanimously.

Name/File No.: Sanatoga Springs (#12-04B)
 Location: 14 W. Lightcap Road
 Review Phase: Final Plan (Lot 2, Phase 2 and 3)

Mr. Edward Campbell, Esq. representing Sanatoga Interchange Associates, L.P., was before the Board to ask for approval of the next (last) phase of the Sanatoga Springs project. Four to five years ago, they received final approval on Phase 1 and preliminary approval for this portion of the project which includes three buildings left to be constructed. No changes have been made to the plans since the preliminary approval was given. Mr. Campbell reviewed for the Board the remaining Phases as follows: Phase 2 consists of constructing a 20,800 sq. ft. building consisting of three (3) retail uses, two (2) restaurant uses and one (1) salon use as well as a 14,400 sq. ft. building consisting of four (4) retail uses and (1) restaurant use. Phase 3 consists of constructing a 6,800 sq. ft. building consisting of one (1) retail use. There are six (6) minor waivers they are requesting including the number of parking space and the width of the parking access aisles and the number of tree plantings in the parking lot islands. It was explained that this was due to the underground natural gas pipeline which crossing under the property. Also included in the waiver requests were items pertaining to the light poles and lighting standards. These waivers were similar to what was asked for and granted in Phase 1 of this project. After some discussion, the Board found all the requests to be reasonable and offered the following motion.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to authorize the Township Solicitor to prepare a Resolution for Board consideration for the Sanatoga Springs (#12-04B) Lot 2, Phases 2 and 3. Motion passed unanimously.

Name/File No.: Grass Sports (#12-02A)
 Location: 190 Airport Road
 Review Phase: Amended Preliminary Plan
 Amended Final Plan (Phase 1)

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Mr. Nicholas Feola, Bursich Associates, Inc., on behalf of the applicant Mr. Gabe Betancourt of Grass Sports Property, L.P. d/b/a The Far Post, presented a brief history and current status of this Land Development project. The Board granted Preliminary Plan approval back in June 2012 and they are now before the Board for Amended Preliminary Plan and Amended Final Plan approval for the project. The project was always designed to be phased for construction purposes and the amended plans now reverse the order of the phasing based on their operational needs. Under this submission, as part of Phase 1, the Applicant is proposing construction of a synthetic turf soccer field, a grass soccer field, and two (2) parking lots areas totaling 123 parking spaces, along with various improvements such as a portion of paving at the parking lot entrances, lighting, landscaping and stormwater piping, and facilities. As part of Phase 2, the Applicant is proposing the construction of an indoor soccer building. The Applicant will comply with the plan review recommendations by Pennoni and by the Fire Marshal on the Final Plan revisions.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to authorize the Township Solicitor to prepare a Resolution for Board consideration for Grass Sports (#12-02A) Phase 1. Motion passed unanimously.

New Business

Resolution – Adoption of Municipal Records Manual: Mr. Kerr lead the discussion regarding the Staff's recommendation to update our Disposition of Old Records Resolutions, which is used to manage and dispose of records and files be approved by the Board. The Township adopted the PHMC's (PA Historical and Museum Commission) Municipal Records Manual 2002 in 2005 but never adopted a newer version published in 2008. The reason for the request is that the 2008 Manual provides guidelines on the storage of electronic files and emails. It was clarified that Staff will continue to list all paper documents, as we have done in the past, in future Disposition of Old Records Resolutions stating which documents are to be destroyed by a shredding company.

Motion was made by Mr. Sperring and seconded by Ms. DeWan, to approve Resolution No. 2016-26 For Adoption of Municipal Records Manual. Motion passed unanimously.

Approval – PIRMA Agreement: Mr. Kerr offered that PIRMA is the Township's liability insurance carrier and they are requesting that the Township sign a new contract in order to ensure coverage. The agreement has been reviewed by Joe's office and it is recommended that the Board approve the following motion to formalize the agreement.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve Intergovernmental Contract for Pennsylvania Intergovernmental Risk Management Association (PIRMA) effective date January 1, 2015. Motion passed unanimously.

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Appointment – Edward Salkowski – Part-Time Consultant: Mr. Kerr stated that based on ongoing sewer litigation, the Township will need the assistance of Ed for the immediate future to act as an expert witness in the upcoming court proceedings. Ed has agreed to be retained as a part-time consultant compensated based on his current hourly rate.

Motion was made by Mr. Sperring and seconded by Ms. DeWan, to appoint Edward Salkowski as Part-Time Consultant. Motion passed unanimously.

Approval (Retroactive) – Limerick Township Fire Police to assist on the Saturday, July 31, 2016 for Fireworks Display for Camp Kweebec: Ms. Shuler noted that this was not part of the annual Fire Police approval due to the Fire Companies and the Township received late notification of this onetime event from Camp Kweebec. Greg has authorized their participation based on current township policy, but we are requesting formal approval as a matter of course.

Motion was made by Mr. Sperring and seconded by Ms. DeWan, to authorize the Limerick Township Fire Police to assist on Saturday, July 31, 2016 for fireworks display at Camp Kweebec. Motion passed unanimously.

Discussion – Township Sewer System: The Board asked Mr. Kerr to review the issues under discussion pertaining to the Sewer Department. Mr. Kerr offered that a study, approved by the Board with the PFM (Public Financial Management) organization, has been ongoing over the past few months and information has come back noting possible benefits that could be obtained from the sale of the system. The reason for the study is based on a review of all possible options to fund the long range Capital needs of the Police, volunteer fire departments, public works, and all other departmental services demanded by the community. Mr. Kerr stated that upwards of \$40 million dollars has been identified to cover township-wide needs and it would be too great of a burden for the taxpayers. The Board asked for a study to identify possible options for non-tax funding and the possible sale of the sewer system was identified. Mr. Kerr noted that there are many steps required before any final determination could be made but the first step in identifying actual numbers is to place a public bid asking for proposal to sell the system. The Board offered comments to assure the audience and public that this is just a fact finding effort at this time and the public bid process is the only way to determine if this is a viable option. The Board asked for comments from the audience, and there being none, offered the following motion.

Motion was made by Ms. Shuler and seconded by Ms. DeWan, to approve PFM to prepare a public bid to obtain proposals for the sale of the sewer system. Motion passed unanimously.

Appointment – Special Counsel: Mr. Kerr noted that in order for PFM (Public Financial Management) to prepare a public bid proposal, an attorney will be needed to assist them with the formal documents. Mr. Kerr again reviewed the process by which a bid would be undertaken and noted that a November/December timeframe for final submission of proposals should be anticipated. All information from the bid and the process will be received in time for discussion

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with the 2017 Budget that will begin in October. There being no further discussion from the Board or audience, the Board offered the following motion.

Motion was made by Ms. Shuler and seconded by Mr. Sperring, to approve Marc A. Feller of Dilworth Paxson LLP, as Special Counsel based on the email dated July 28, 2016. Motion passed unanimously.

Public Comments: None.

Supervisor Comments

Mr. Neafcy commented PennDOT started repairs on Linfield-Trappe Road over the weekend, but unfortunately work began on Sunday night at 11:30 P.M. He was surprised that on a rural secondary road that the work was being done at night.

Ms. DeWan inquired about the status of Montgomery County's work on Swamp Pike which was to be done this past spring, as the road is in need of repair. Mr. Kerr stated he has not received any updates from the County.

Ms. Shuler mentioned she was on the Limerick Center Road/West Cherry Lane project job site earlier that day and requested Mr. Kerr give an update to the rest of the Board. Mr. Kerr began by stating for the audience that this project had been on the Township's long-range plan for many years. This Board has been working over the past five (5) years to secure the approximate \$800,000 through various development projects to fund this improvement instead of through taxpayer dollars. The project has progressed nicely so far; the hump in the road has been milled out and is down to grade, Pennsylvania American Water has been in to install all the water lines at no cost, PECO and Verizon have both been into move their lines, and the old intersection has been removed and they appear to be on schedule for the road to be reopened by the end of August (prior to the start of the school year). The work will not be complete by then, but the road will be open for buses to utilize. Ms. Shuler commented that while at the site today, she was impressed by the change in the height road where it was milled down as the change was more than she is tall.

Mr. Kerr added as an update relating to Township road projects and the Board's announcement of the Township's receipt of a Commonwealth Financing Grant award of over \$2.1 Million dollars for the Route 422/Sanatoga Interchange in conjunction with Lower Pottsgrove. The State announced the awards in the beginning of July and the State awarded roughly \$60 Million dollar state-wide and Limerick Township received the highest award in the state. This project is another of the Township's long-range planning efforts by the Board which was identified in the objectives of the 2009 Comprehensive Plan to improve the current infrastructure and encourage development to the benefit of the Township around the infrastructure and prevent sprawl. This award will be a huge benefit for this community.

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Mr. Kerr added that the Limerick Center Road Sidewalks were funded through a \$50,000 grant received from the Pottstown Area Health and Wellness Foundation. Again, this is a way the Administration and the Board are continuously looking for alternate sources of funding which save the taxpayers money while still making the necessary improvements to the community.

The Board adjourned into Executive Session regarding Litigation. No action will be taken, and the Board will not reconvene.

Adjournment: There being no further business, **motion was made** by Ms. DeWan and seconded by Ms. Shuler to adjourn the meeting at 7:54 P.M.

Respectfully submitted,



Daniel K. Kerr
Township Manager