

UPPER POTTS GROVE TOWNSHIP

BOARD OF COMMISSIONERS

April 21, 2025

A regular meeting of the Upper Pottsgrove Township Board of Commissioners was held on Monday, April 21, 2025 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Commissioners Trace Slinkerd, Hank Llewellyn, Cathy Paretti, Dave Waldt and Don Read present. Also present were Manager Michelle L. Reddick, Attorney Themis Galanos, Police Chief James Fisher, Public Works Director Kevin Snyder and Township Secretary Jeannie DiSante. Solicitor Frey arrived at 7:45 pm.

PLEDGE OF ALLEGIANCE - Those assembled pledged allegiance to the flag.

Attorney Galanos addressed the audience concerning rules of conduct in the Public Comment portions of the meeting. Comments are welcomed from residents and taxpayers of the Township, raise your hand to be recognized, you have three (3) minutes to make your comment and will be asked to complete your comments when there are 15 seconds remaining. Be seated at the microphone, speak close to and clearly into the microphone, state your name & address and make your comment facing the Commissioners. Understand this is not a debate session and not a place for abusive language or profanity. The Attorney requested respect and restraint with no shouting out and being disruptive. You will be asked to leave if you refuse to follow the stated conduct or disrupt the meeting.

APPROVAL OF MINUTES - The March 17, 2025 minutes were presented for approval. A motion by H. Llewellyn, second by D. Waldt unanimously carries to approve the March 17, 2025 meeting minutes

PAYMENT OF BILLS - The April 21, 2025 bills list was presented for approval. There was a motion by D. Read, second by H. Llewellyn to approve the payment of bills list of \$345,625.826. C. Paretti questioned charges in a new line item for the new municipal building, attorney fees and athletic fields on the Evans Road property. D. Read explained the charges are for sight engineering and getting items ready to bid the project. The athletic fields are an option to consider for future various reasons. M. Reddick explained the new line item is to separate the new building costs similar to what was done in the past to track grant expenses. T. Slinkerd added that the investments in the CRIM account will pay for the building project. Roll call votes: aye D. Read, H. Llewellyn, T. Slinkerd; nay C. Paretti, D. Waldt. Motion carries 3-2. D. Read commented about C. Paretti's continual monthly protest votes on the bills lists. He would like the Board to have civil discussions and address the concerns of the members voting against the bills. C. Paretti stated her concern is with the defamation lawsuit.

REPORTS

TOWNSHIP ADMINISTRATION/FINANCE-Manager Reddick submitted her admin report and the March 31, 2025 financial reports. As previously approved, the sewer funds have been transferred to the General Fund and you will see this in next month's financial statements. She confirmed that any sewer lien payments still owed to the township will be deposited into the General Fund. The township received the DCNR grant reimbursement in the amount of \$72,400 for the purchase of the Kehl property.

CHIEF OF POLICE - Chief J. Fisher submitted his report and announced that the Civil Service members, at their meeting last week, certified two names on the list and he completed interviews from another list that will go through the same process for future needs. This coming Saturday is Drug Take Back Day, partnering with West Pottsgrove it will be held at Giant grocery store in Upland Square from 10:00 am to 2:00 pm.

PUBLIC WORKS - Director K. Snyder submitted his report. There were no questions.

TOWNSHIP SOLICITOR- Solicitor Frey will have discussion items when he arrives.

TOWNSHIP ENGINEERING AND BUILDING & ZONING - T. Slinkerd noted the standard engineering reports in the packets. M. Reddick asked the Board to review the zoning issues.

TAX COLLECTOR - Tax Collector Diane DeLong submitted the reports to the Board.

COMMITTEE CHAIR REPORTS

OPEN SPACE AND RECREATION - G. Churach said there was no meeting this month and there are two items later on the agenda asking for approval.

FIRE AND AMBULANCE - D. Raudenbush submitted his reports and announced the fire company high stakes bingo fundraiser on April 5th raised \$7,000.00. The fire company is selling \$5.00 tickets to the duck races on July 4th again this year and he has them available after the meeting. The fire company gets \$3.00 to \$4.00 per ticket based on how many are sold.

OLD BUSINESS

DISCUSS & CONSIDER APPROVAL OF THE CHANGE ORDERS FOR THE EVANS ROAD & W. MOYER ROAD DRAINAGE IMPROVEMENTS PROJECT - M. Reddick explained there was an error in the amount of the approved Change Order No. 1 at the last meeting, a difference of \$8,436.00. Also Change Order #2 of \$4,024.40 is submitted. The total for approval of the change orders is \$12,460.40. A motion by C. Paretti, second by H. Llewellyn unanimously carries to approve \$12,460.40 for Change Order No. 2 and the balance due on Change Order No. 1 for the Evans Road & Moyer Road Drainage Improvements Project.

DISCUSS & CONSIDER APPROVAL OF THE BALANCE OF PAYMENT APPLICATION #2 & APPROVAL OF PAYMENT APPLICATION #3 FOR THE EVANS ROAD & MOYER ROAD DRAINAGE IMPROVEMENTS PROJECT - M. Reddick explained the same issue as the change orders. The balance of Pay Application No. 2 is \$53,276.34 and submitted is also Pay Application No. 3 in the amount of \$70,555.13. The total for approval is \$123,831.47. A motion by D. Waldt, second by H. Llewellyn unanimously carries to approve \$123,831.47 for Pay Application No. 3 and the balance of Pay Application No. 2 for the Evans Road & Moyer Road Drainage Improvements Project.

DISCUSS & CONSIDER APPROVAL OF PAYMENT TOD & L CONSTRUCTION, LLC - T. Slinkerd noted a full invoice has not been submitted and research needs to be done. M. Reddick explained there was an agreement with a neighboring property owner who would take some dirt from the project. This would be a change order for the project. He would save the township over \$30,000.00. She is waiting for his itemized invoice. The commissioners concurred to table the discussion.

DISCUSS & CONSIDER APPROVAL OF EXTENSION REQUEST FOR REVIEW OF #01-2024, 1097 STATE STREET MINOR SUBDIVISION - A motion by D. Waldt, second by C. Paretti unanimously carries to approve the Extension Request for Review of #01-2024, 1097 State Street Minor Subdivision for 90 days until August 9, 2025.

DISCUSS & CONSIDER APPROVAL OF EXTENSION REQUEST FOR REVIEW OF #02-2024, 1097 STATE STREET LAND DEVELOPMENT - A motion by H. Llewellyn, second by D. Waldt unanimously carries to approve the Extension Request for Review of #02-2024, 1097 State Street Land Development for 90 days until August 9, 2025.

DISCUSS & CONSIDER APPROVAL OF THE ESCROW RELEASE OF \$269,777.48 FOR POTTS GROVE HUNT DEVELOPMENT - A motion by D. Waldt, second by H. Llewellyn unanimously carries to approve the Escrow Release of \$269,777.48 for the Pottsgrove Hunt Development as recommended by LTL Consultants the township engineers.

DISCUSS & CONSIDER APPROVAL OF THE TRAIL CONNECTION STUDY - M. Reddick explained the township received two grants totaling \$25,000.00 for this study. The cost of the study is \$35,000.00 and \$10,000.00 will be paid out of Open Space funds. A motion by H. Llewellyn, second by C. Paretti unanimously carries to approve the Trail Connection Study by Chester Valley Engineers. D. Read asked what the benefit is to the township. M. Reddick explained it gives the township options in connecting all the trails and parks. T. Slinkerd said it looks at what properties need to be acquired for easements, alternate routes, and consideration for eminent domain. No engineering is included in the study. The township is aware that bridges over Sprogel's Run will be required.

DISCUSS & CONSIDER WAIVER REQUESTS FOR O YARNALL ROAD - T. Slinkerd explained there has been some discussion on this plan submission in prior meetings. The new Planning Commission members have had a look at it and this will be an opportunity for them to take on the formal review. Land Use Attorney Matt McKeon and Mr. Mack from Mack Engineering addressed the Board with explanations on five Stormwater Management (SWM) Ordinance waiver requests. Section 301-SIA.1.a & d, requiring minimum basin setbacks. Section 301-5 IB.4 & 6, basin and outlet design requirements. Section 301-53.C, requiring grading setbacks. Section 301-46, stream bank erosion requirements. Section 301-52.F, specifications for end treatments.

Solicitor Frey arrived at 7:45 pm. and there were discussions on all waivers with LTL Consultants recommending approval for all five waivers in their letter dated and submitted December 17, 2024. The waivers were reviewed by the Montgomery County Conservation District and found adequate in their letter dated December 20, 2024. Montgomery County Planning Commission also approved the plans for stormwater requirements. Mr. Mack explained each waiver expressing the SWM system will not have any damaging impact on neighboring properties; the implementation of the system will in fact improve the current runoff situation. Some residents in attendance voiced their opposition to building on this parcel. C. Paretti acknowledged she had walked the property when there was no storm and observed more than a little water and reaffirmed that the water and water runoff situation is bad. An informational meeting was agreed to and will be held at the township building on Monday, May 5th at 6:00 pm. T. Slinkerd emphasized that it will not be a commissioner meeting, but an informational meeting for invited residents, engineers, solicitor and any Board member who wishes to attend to answer questions on the Yarnall Road SWM plan.

NEW BUSINESS

DISCUSS & CONSIDER APPROVAL OF EVENTS AT THE ALTHOUSE ARBORETUM- M. Reddick explained the township ordinance states any events at the Althouse Arboretum held in the evening require Board approval. Green Allies submitted a list of scheduled seasonal events through September with four that may continue after sunset. Going forward the ordinance will be updated to

eliminate having to come to the Board for approval. A motion by C. Paretti, second by H. Llewellyn unanimously carries to approve the events taking place after sunset at the Althouse Arboretum.

DISCUSS & CONSIDER RECOMMENDATION ZHB APPL #03-2025 FOR MG LAND MGMT LLC, 1587 FARMINGTON AVENUE - Solicitor Frey recommended referring to the Zoning Hearing Board and all Commissioners concurred.

DISCUSS & CONSIDER RECOMMENDATION ZHB APPL #04-2025 FOR MICHAEL THORUM, 14 STEINMETZ ROAD - Solicitor Frey recommended referring to the Zoning Hearing Board and all Commissioners concurred.

DISCUSS & AUTHORIZE ADVERTISEMENT FOR THE 2025 ROAD PROJECTS - T. Slinkerd noted several different road projects suggested by the Public Works (PW) Director with input from the Manager and Police Chief. There is approximately \$220,000.00 in the budget for road work. The PW Director recommended 1st Old Orchard Drive and 2nd Gross Road. A motion by D. Read, second by C. Paretti unanimously carries to authorize advertising for paving Old Orchard Drive and Gross Road listed in the 2025 Road Projects report.

DISCUSS & CONSIDER HIRING OF PUBLIC WORKS LABORER - M. Reddick noted this request is to fill a vacancy that occurred this year. There is no offer of employment at this time as interviews have been completed and references are being checked. She asked for authorization to offer employment so as not to wait until next month's meeting. A motion by C. Paretti, second by H. Llewellyn unanimously carries to approve hiring a Public Works laborer at \$27.00 per hour.

DISCUSS & CONSIDER HIRING POLICE OFFICER-Chief Fisher explained the Civil Service Commission last week approved the list of two (2) individuals for a full-time officer position. The department is budgeted for ten (10) full-time officers and currently they have eight (8) officers. He is seeking approval to hire current part-time Officer Kearney to full-time, who is No. 1 on the list for Civil Service. A motion by H. Llewellyn, second by D. Waldt unanimously carries to approve hiring Officer Kearney to a full-time Officer position.

PUBLIC COMMENTS ON AGENDA ITEMS

Joseph Gangi, 1998 Yarnall Road, on New Business H commented that in the February meeting minutes it is stated an informational meeting would be arranged to discuss this item.

Josephine Klass, 2096 Yarnall Road, commented her support for Mr. Gangi's request and she needs more time to review the matter.

PUBLIC COMMENTS

Joseph Gangi, 1998 Yarnall Road, commented on the Yarnall Road stormwater runoff, location of stormwater facilities, ZHB transcript, tree removal.

Tyrone Robinson, 1488 Heather Place, announced he is running for commissioner.

Jim Capinski, 1958 Yarnall Road, commented concerning the municipal building.

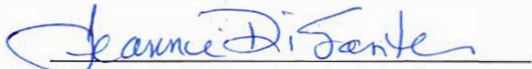
COMMISSIONER COMMENTS

C. Paretto thanked Don Raudenbush, Fire Company President for the fun Easter egg hunt that the kids really enjoyed and she also enjoyed attending the bingo fundraiser. She announced that on May 17th at 10:00 am there will be a dedication of the new Upper Pottsgrove Veterans Memorial at Heather Place Park.

D. Read thanked Hopewell Church for sponsoring a very nice pancake breakfast for our police department. It was enjoyable spending time with the officers. He commented on the Board needing to be more aware of overbuilding-out on residential lots such as a pole barn close to the property line, a garage exactly on a property line and properties with stormwater management issues.

ADJOURNMENT - The meeting was adjourned at 8:25 PM.

Respectfully submitted,


Jeannie DiSante, Township Secretary