

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, November 13, 2024 at 7:30 PM at the Springfield Township Building for the purpose of transacting the general business of the Township. The meeting was also offered in a live streaming feature. All members of the Board were present. Commissioner Lee presided.

Mr. Lee asked Mr. Taylor if any remote public comments were received prior to the meeting. Mr. Taylor reported that no remote comments were received.

Mr. Lee asked everyone to join the Board of Commissioners in a moment of silent reflection honoring the service men and women who have placed themselves in harm's way in order to help preserve our safety at home and overseas.

Mr. Lee led the Pledge of Allegiance.

Motion (Wilson-May) carried unanimously dispensing with the reading of the minutes of the previous meeting and approving same as written and recorded in the official minute book of the Township.

Mr. Lee announced that the Board of Commissioners conducted an executive session as part of their November 11, 2024 workshop meeting to discuss three personnel matters.

Mr. Lee opened the meeting to public comment. No such comments were received.

Mr. Lee, Chairman of Public Safety Committee, reported:

Motion (Lee-McNamara) carried unanimously to amend the Springfield Township Code Section 107-28, Schedule V, Stop Intersections, Subsection A, by authorizing an all-way stop condition at the intersection of Haws Lane and Greenhill Road, Erdenheim.

Mr. Lee explained that the modifications are consistent with the recommendations contained in an All-Way Stop Control Analysis dated April 30, 2024 by Matthew Hammond, PE, Traffic, Planning & Design, in conjunction with the construction of the proposed Towns at Pennybrook residential development and adjacent public park.

Mr. Taylor explained that originally the all-way stop sign was to be installed upon completion of the development and the opening of the park. However, the developer feels it is necessary to close a portion of the sidewalk during construction. Therefore, in order to make the intersection safer, it was recommended that a crosswalk be painted on Haws Lane and the all-way stop condition be installed immediately.

P.D. Wilson, Chairman of the Community Development Committee, reported:

Motion (Wilson-Ratsavong) carried unanimously to authorize the engagement of the Montgomery County Planning Commission through a professional planning assistance contract for the years 2025-2027. The 2025-2027 Contract includes general services to include evening meeting attendance, subdivision and land development reviews, contingency service and technical assistance, and structured assistance to include a comprehensive review of the Township's zoning code. The costs associated with the contract are shared equally by Springfield Township and Montgomery County. The 2025 Township share is \$13,860, and will increase to \$14,272.50 in 2026 and \$14,701.50 in 2027.

J. C. Cobb, Chairman of Administrative, Fiscal Affairs and Zoning Committee, reported:

Motion (Cobb-May) carried unanimously to approve the October check reconciliation in the amount of \$1,252,436.22 and the November bill listing in the amount of \$1,229,754.36.

Mr. Cobb announced the 2025 budget meeting schedule as follows:

<u>Purpose</u>	<u>Date</u>	<u>Time</u>
Budget Presentation	11/13/2024	7:30 PM
Budget Hearing	12/11/2024	7:30 PM
Budget Adoption	12/11/2024	7:30 PM

Mr. Cobb read into record the 2025 Budget Statement. As discussed at the November 11, 2024 workshop meeting of the Board of Commissioners, the projected 2025 budget proposes a balanced operating budget of \$20,317,187 with a real estate tax rate of 4.650 mills and an earned income tax rate of 1.0%. As a result of the 2025 budget projections, the typical taxpayer will realize an increase of \$23.50 to their 2025 real estate tax, and an increase of \$5.48 in the annual refuse service fee. The typical household in Springfield Township with a \$175,400 property assessment will pay \$815.61 in real estate taxes in 2025. Mr. Cobb announced that the 2025 preliminary budget will be available for inspection in the office of the Township Manager and in the Township library beginning on November 15, 2024, and will be posted on the Township website in advance. The Board of Commissioners will consider comments on the budget during their workshop meeting on December 9, 2024, and as part of a budget hearing and budget adoption on December 11, 2024.

Mr. Cobb announced that the November 18, 2024 meeting of the Zoning Hearing Board of Springfield Township has been cancelled as no new petitions were received during the preceding month. The next meeting of the zoning hearing board is scheduled for Monday, December 16, 2024 at the Springfield Township Administration Building.

Ms. Ratsavong, Chair of Parks and Recreational Resources Committee, reported:

Ms. Ratsavong announced that on August 1, 2024, Springfield Township issued a Request for Proposals to conduct a Needs Assessment, Master Plan and Design Services for the former Tank Car Corporation of America property, 1725 Walnut Avenue, Oreland. A total of five

proposals were received ranging in price from \$44,560 to \$91,855. After interviewing three of the firms, the steering committee created by the Board of Commissioners recommended PORT as the preferred consultant.

Motion (Ratsavong-McNamara) carried unanimously to award a contract to PORT Landscape Architecture and Design, Philadelphia PA, in accordance with their proposal dated September 13, 2024, for the 1725 Walnut Avenue Master Plan. The total cost of the contract shall not exceed \$49,994, for which 50%, or \$24,997 will be paid by a grant that has been obtained from the Pennsylvania Department of Conservation and Natural Resources. The remainder of the contract will be funded via American Recovery Plan Act (ARPA) funds.

Mr. Wilson asked what was so appealing about PORT's proposal. Ms. Ratsavong noted that the firm exhibited great enthusiasm for the project. She further noted they are experienced and knowledgeable of Brownfield sites which is particularly applicable to the former Tank Car property. Finally, while the project is located in a suburban location, it mirrors urban spaces which they are typically accustomed to.

An announcement was made that a third and final community meeting for phase 1 of the Recreation Center Master Plan project will take place on Wednesday, November 20, 2024 at 6:00 PM at the Springfield Township Building. The meeting will include a presentation from MKSD Architects that will include an overview and history of the existing community center property, as well as a summary of the needs assessment and data collection work completed to date.

Mr. May, Chairman of Environmental Resources Committee, reported:

Mr. May announced that during the month of October 2024, Springfield Township residents recycled 172.6 tons of material with a householder participation rate of 60.5%. The net cost for the month was \$15,585.25.

Mr. May reminded residents to remove all packing materials from cardboard boxes prior to placing them out for collection. Packing materials such as plastic bags, bubble wrap and polystyrene (Styrofoam) packaging are not recyclable and are treated as residue. Cardboard that is contaminated with packaging materials costs the Township \$70 per ton to dispose of, while "clean" corrugated cardboard presently has a sales value of \$110 per ton.

Motion (May-McNamara) carried unanimously to enact Ordinance No. 979, an ordinance amending Chapter 72 "Recycling" of the Code of the Township of Springfield by adding a definition for the term "Community Activities".

Motion (May-Wilson) carried unanimously to adopt Resolution No. 1651, a resolution authorizing the submission of a Municipal Opportunities for Retrofits Energy Efficiency (MORE) program grant to be submitted to the Pennsylvania Department of Environmental Protection. The grant proposal is for services and equipment valued up to \$50,000 to be used for a Level 2 commercial energy audit and Energy Conservation Measures for the police/administration, library and public works buildings. The grant

application shall be prepared by Practical Energy Solutions in accordance with their proposal dated November 11, 2024 for a fee not to exceed \$500.

Ms. McNamara, Chair of Public Works and Facilities Committee, reported:

Motion (McNamara-Cobb) carried unanimously to authorize the expenditure of \$5,000 to complete a multi-municipal multimodal review of the Pennsylvania Avenue corridor in Springfield and Upper Dublin Townships. The scope of work shall include an inventory of missing sidewalk connections, ADA ramp conditions, traffic and pedestrian signal upgrades, right of way analysis and preliminary cost estimates to facilitate improvements for pedestrian connectivity within and between the two Townships.

Mr. Cobb inquired why Phase 2 of the Walnut Avenue trail is not part of this project. Mr. Taylor explained that the Walnut Avenue trail is a relevant connection between the two townships but does not require further study at this time. The anticipated scope of work is intended to identify deficiencies in the existing sidewalk and pedestrian network along Pennsylvania Avenue in Springfield and Upper Dublin Townships.

Motion (McNamara-Wilson) carried unanimously to authorize the advertisement of public bids to conduct a partial dredging project at Hillcrest Pond within Cisco Park, Erdenheim. The scope of work shall include the physical removal of an undetermined amount of accumulated sediment from within the pond, hauling and off-site disposal of the material.

Motion (McNamara-Wilson) carried unanimously to authorize the Township Manager to execute a lease agreement between Springfield Township and Christine Kelly, Huntingdon Valley, PA, to lease Suite B at the Black Horse Inn, 1432 Bethlehem Pike, Flourtown. The initial term of the lease shall begin January 1, 2025 and end December 31, 2025 at the rate of \$1,000 per month plus utilities. The lease shall also include two, one-year options at \$1,030 per month in 2026, and \$1,060 per month in 2027.

Mr. Cobb asked if the Black Horse Inn will now be fully occupied. Mr. Taylor confirmed that the Black Horse Inn will be 100% occupied.

E.H. Morris, Chairman of the Cultural Resources Committee, had no report.

Motion (May-Wilson) carried unanimously to adjourn the meeting at 8:10 PM.

Respectfully submitted,

A.Michael Taylor  
Township Manager