

**MINUTES**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**BUSINESS MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**WEDNESDAY, OCTOBER 18, 2023- 7:00 PM**

**CALL TO ORDER – The meeting was called to order at 7:00 PM.**

- **ANNOUNCEMENTS:**

The Township manager announced the meeting was being video recorded for future broadcast.

The Township manager announced the Board met in executive session on October 2<sup>nd</sup> to discuss personnel.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

All three Board members were in attendance.

**INFORMATIONAL ITEMS**

**PUBLIC COMMENT**

Cameron Barrett of Worcester Township offered public comment critical of the Township manager and township staff related to his experience seeking zoning relief for an accessory structure at his home.

Chair DeLello thanked Cameron Barrett for his comments and stated he would look into his concerns.

Vice-Chair Betz asked to go on record stating that he was at the August Zoning Hearing Board and that the Zoning Hearing Board Chair stated that t “I don’t know, there’s nothing here for me to give you a variance on” and that he saw challenges with the issue.

Supervisor Quigley offered that he took Mr. Barrett’s comments seriously and that the Board would investigate the matter.

**OFFICIAL ACTION ITEMS**

1. Consent agenda

Lou Betz motioned to approve the consent agenda containing the September monthly reports, Bill payments in the amount of \$1,705,684.30, and the September 2023 Business Meeting Minutes. The motion was seconded by Supervisor Quigley.

There was no public comment. Chair DeLello offered the month's expenses were higher than average because the Township paid for the annual road program this month.

**The motion passed unanimously.**

2. Ordinance 2023-296

Wendy McKenna, Township Solicitor, summarized the ordinance and public advertising requirements related to the Second Class Township Code.

Lou Betz motioned to approve Ordinance 2023-296, An Ordinance establishing speed limits on certain Township Roads, including Kriebel Mill Road, Landis Road, and Hollow Road. Supervisor Quigley seconded the motion.

The Board briefly discussed common traffic challenges on rural roads throughout Worcester and reiterated the goal was to reduce traffic speed and increase public safety.

**There was no public comment. The motion passed unanimously.**

3. Resolution 2023-19

The Township manager provided an overview of the grant application, which contemplates numerous options to redesign the Kriebel Mill Bridge as well as the roadway approaching it. The project is being designed in a way that could be scaled down to fit a smaller budget award. The request is for \$900,000 in state funding.

The Board discussed the history of the bridge outage and storm flooding issues in the area. Supervisory Quigley offered that – in addition to the bridge opening – stormwater management opportunities existed.

Lou Betz motioned to approve Resolution 2023-19 to submit a grant application to the Commonwealth Financing Authority for engineering and design work for the Kriebel Mill Bridge and Roadway Improvement Project. Supervisor Quigley seconded the motion.

**There was no public comment. The motion passed unanimously.**

Supervisor Quigley thanked Representative Bradford and his staff for their historical support of the Township's grant applications to the Commonwealth.

4. Motion

Chair DeLello asked the Township Solicitor to summarize the list of eight addresses requiring motions to accept Rights of Way, Deeds of Dedication, Temporary Construction Access Agreements, and/or Stormwater Management Facilities Easements. Ms. McKenna provided a summary of the following addresses:

- 3045 Woodlyn Avenue, Swabowicz for a Stormwater management easement.
- 1300 Valley Forge Road (two lots), Reeves, two Temporary Construction Access Easements and two Deeds of Dedication.
- 1301 Valley Forge Road, Gaudio, Stormwater Management Facilities Easement, and Deed of Dedication.
- 1261 Valley Forge Road, Donato, Deed of Dedication.
- 1515 Valley Forge Road, Graham, two Stormwater Management Facilities Easements, and two Deeds of Dedication.
- 3019 Stump Hall Road, Bickle, Temporary Construction Access Agreement.
- 3023 Stump Hall Road, House, Temporary Construction Access Agreement
- 1428 Valley Forge Road, Tuckey, Deed of Dedication

Chair DeLello summarized the Valley Forge Corridor Improvement Project for the audience. Supervisor Betz offered that the project would take some time and would improve both the road and the shoulder. Chair DeLello replied that it would be some time before groundbreaking would take place.

Vice Chair Betz motioned to approve the motion to execute all agreements for the addresses listed above. The motion was seconded by Supervisor Quigley. **The motion passed unanimously.**

#### 5. Motion

Lou Betz motioned to approve work authorization in the amount of \$7,000 for preparation of a grant application for Commonwealth Financing Authority, Local Share Account funds for bridge design at Kriebel Mill Road between Mill and Water Street Road. Supervisor Quigley seconded the motion.

**There was no public comment. The motion passed unanimously.**

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#### 6. Motion

- A motion to authorize execution of an agreement of sale for the potential purchase of property.

Chair DeLello summarized the motion, which authorizes Township staff to enter into an agreement of sale for the Griffith Property, a ten-acre parcel of land at the intersection of Valley Forge Road and Griffith Road, near Community Hall. Chair DeLello offered the acquisition was in keeping with the Board's commitment to acquire 300 acres of open space by the Township's 300<sup>th</sup> anniversary in 2033.

Supervisor Quigley shared the process for land acquisition is heavily regulated and takes time. He thanked the Griffith family for the opportunity. The Board discussed the fact that – had Griffith's chosen to – they could have received far more money for the property on the open

market. Supervisor Betz commended the purchase and thanked the Griffith family. Supervisor Quigley commended his colleagues on the Board for continuing their commitment to acquiring open space and historic structures, like the recently purchased Dutchie Church. Chair DeLello reminded the Board and audience the Planning Commission is currently working on an inventory of the Township's open space needs and opportunities.

**Vice-Chair Betz motioned to approve the authorization to enter into an agreement of sale for the purchase of tax parcel number: 670001795001, for \$595,000. Supervisor Quigley seconded the motion. There was no public comment. The motion passed unanimously.**

## 7. 2024 Budget

The Finance Director provided a summary of the proposed 2024 budget. It included no new tax increases. Worcester Township's tax rate will remain at .05 mill, the lowest municipal tax rate in Montgomery County. She shared the budget will be presented again in November, where it will be considered for advertising prior to adoption in December.

Chair DeLello shared that, out of each tax dollar paid for by residents' real estate taxes, about one penny goes to the Township. He offered that the Township does an exceptional job managing tax dollars and leveraging financial opportunities. Supervisor Quigley offered follow up thanking Nicole and the Finance Department for their exceptional work.

The Board discussed improvements made to budget forecasting for Fire Department needs through work with the leadership of the Worcester Fire Department. Vice Chair Betz thanked Nicole for her hard work, and offered support for the Fire Department and Fire Police who serve the Township in volunteer capacities.

## **OTHER BUSINESS**

### **PUBLIC COMMENT**

Christine Steer of Worcester asked about the Griffith Property purchase and how it was being financed. Chair DeLello replied that it would be paid for in cash – by check – due to high the high interest rates at the present time. Supervisor Quigley offered it was a business decision not to finance, given the cost of interest.

Ms. Steer asked if the Board would consider the hiring of a dedicated Parks and Recreation employee to support the growing portfolio of Township-owned properties and programs. The Board replied confirming that Community Day would be welcomed back in 2024, and is looking into "Concert in the Park" type of events.

Bert Hynes of Valley Forge Road offered a comment in support of the Griffith property acquisition. He thanked the Board for their foresight and commitment to open space. The Board thanked Bert for his comments.

Bill McGrane of Stump Hall Road echoed Mr. Hynes comments and thanked the Board for the open space acquisition, as well as looking into the bridge out at Kriebel Mill Road and several other issues that arose through the year. Chair DeLello thanked Bill for his comment.

**ADJOURNMENT – The meeting was adjourned at 8:22 PM.**

Respectfully Submitted:

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Sean Halbom, Township Manager

UPCOMING MEETINGS

Planning Commission – October 26, 2023 (7:30 PM)

Zoning Hearing Board – October 24, 2023 (6:00 PM)

Board of Supervisors – November 15, 2023 (6:30 PM)