

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 21, 2016 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:01 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]
 ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session on August 31, 2016 to discuss the following issues: a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base; a matter of real estate, in specific the consideration of an offer received to purchase property; a personnel matter, in specific the duties assigned to certain positions; a matter of litigation, in specific Mollick v. Worcester Township, Montgomery County Court of Common Pleas, docket #08-25358, and it is expected the Board will take action on this matter at this evening's Business Meeting; and, a matter of potential litigation, in specific the adoption of a Ordinance to grant a franchise service area for public water service.

PUBLIC COMMENT

- Bill Goulding, Worcester, distributed a copy of a letter he had distributed to the Planning Commission Members regarding the proposed Whitehall Estates development.
- Jim Mollick, Worcester, commented on testing conducted at the North Penn Army Reserve Base, testing conducted with the Phase II study of this property, services provided by the Township consultant on this project, and possible underground storage tanks at the North Penn Army Reserve Base property.
- Scott Misus, Worcester, commented on Berwick Wastewater Treatment Plant odor, previous Board of Supervisors discussion on the televising of public meetings, the posting of meeting minutes to the Township website, the approval process for the installation of lights at the Methacton High School athletic fields, and current litigation expenses.

PRESENTATIONS

- a) 2017 Budget – Mr. Ryan provided an overview of the development of the 2017 Budget.

As to current and proposed staffing, Mr. Ryan noted the Budget does not propose an increase to the number of full-time employees, currently twelve. Mr. Ryan noted the vacant Assistant Township Manager position will not be filled, but instead these duties of this position will be reassigned to existing staff. Mr. Ryan noted the next hire would likely be a Public Works employee, as this department will be responsible to maintain the new roads and open spaces to be dedicated to the Township in the months to come. Mr. Ryan noted this hire may be warranted in 2018 or 2019.

As to General Fund receipts, Mr. Ryan noted the Budget assumes relatively flat earned income tax, franchise fee and cell tower revenues, and decreased building permit fee and real estate transfer tax revenues. Mr. Ryan noted the decrease in building permit fees and real estate transfer taxes is attributable to an projected decrease in new construction activity in the coming year.

As to General Fund expenditures, Mr. Ryan noted the Budget includes a 5% increase to the Township's annual operating contribution to the Worcester Volunteer Fire Department, and additional funds for the preventative maintenance of fire department apparatus. Mr. Ryan noted the Budget also includes a proposed 5% increase to the Township's annual contribution to the Norristown Library.

Mr. Ryan noted the Capital Fund and Liquid Fuel Fund provide substantial funding for the 2017 Road Program. Mr. Ryan noted the Capital Fund also provides for the replacement of Public Works vehicles that have reached the end of useful life.

As to Sewer Fund receipts, Mr. Ryan noted an estimated 2.5% increase in residential and non-residential sewer service rates. As to Sewer Fund expenditures, Mr. Ryan noted the Budget includes \$90,000 in capital improvements to the sanitary sewer system.

Mr. Ryan noted the Budget does not include new or increased taxes.

Mr. Ryan noted the Budget continues the programs and services presently offered by the Township, and also provides for a community day to be held next spring.

Mr. Ryan noted the Budget document will be different from that presented in years past. Mr. Ryan noted the 2017 Budget will includes words, graphics and various exhibits so to better illustrate how tax dollars are received and expended.

Mr. Ryan noted the proposed 2017 Budget will be presented at the November 16 Business Meeting.

At 6:28 pm the Board recessed into Executive Session to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base.

At 6:37 pm the Board returned from Executive Session. Mr. Ryan announced the Board had met in Executive Session to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base.

Matt Sullivan, Township environmental consultant, provided an overview of the North Penn Army Reserve Base acquisition process to date. Mr. Sullivan noted the Army had tested for PFOA and PFOS at the property's potable well, and the Township had conducted a parallel test on this potable well and an additional test on one of the site's monitoring well. Mr. Sullivan noted the later test indicated PFOA and PFOS at a combined 411 parts per trillion, which is above the current health advisory limit set by the United States Environmental Protection Agency (EPA). Mr. Sullivan noted the Township reported the test results to the Pennsylvania Department of Environmental Protection (DEP), and DEP subsequently directed the Army to conduct additional on- and off-site tests, and to submit a plan of action to DEP by October 7.

Tom Bookheimer, Worcester, commented on testing his property's well. Mr. Ryan will forward Mr. Bookheimer's contact information to the Army.

Stuart Land, Worcester, thanked Township staff for its efforts to communicate this information to neighboring property owners.

Floyd Nevin, Worcester, commented on the location of the potable well at the North Penn Army Reserve Base property.

Chair Caughlan commented on groundwater flow direction. Darryl Borrelli, Township environmental consultant, noted groundwater flow direction is generally toward Potshop Road.

Mr. Borrelli commented on EPA health advisories for emergent chemicals, and the possible establishment of a maximum contaminant levels.

Dr. Mollick commented on the type of firefighting training activities at the property, the testing of water in the site silos, and possible underground storage tanks at the North Penn Army Reserve Base property.

Mr. Borrelli noted that the Army, as the property owner, is responsible for any required clean-up of the property.

Dr. Mollick commented on remediation efforts to be taken. Mr. Borrelli commented on DEP's role in next steps to be taken.

Supervisor Quigley noted an official with Manko Gold, the Township's environmental consulting firm, had recommended the Township not acquire the North Penn Army Reserve Base property.

Dr. Mollick commented on the Act 2 efforts. Mr. Sullivan noted proposals had been obtained by the Township to take the property through this State program, and he noted these proposals might be considered after property acquisition.

Mr. Misus commented on Member interest in acquiring the property.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session Meeting at 7:15 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager