I. Call to Order

The Montgomery County Transportation Authority (MCTA) meeting was called to order by Mr. Scott Brown, Chair.

II. Public Comment

Mr. Edmond introduced Mr. William Hartman, new Open Space Section Chief for Montgomery County Planning Commission, who was in attendance.

III. Approval of January 9, 2019 Minutes

The minutes from the January 9, 2020 MCTA Meeting were approved by the Board.

Motion: Mr. Kohler motioned and Mr. Guzy seconded to approve the January 9, 2019 Authority Meeting minutes. The minutes were approved by all present.

IV. Finance Director’s Report

One handout was presented to the Authority: MCTA check register (Transaction Detail) January 1, 2020 – February 13, 2020.

Mr. Tom Landauer provided an update of the MCTA’s finances. He reviewed the check register with the Board, including the beginning balance of $152,601.16, 14 expenditures and interest in the amount of $11.28. Total cash balance as of February 13, 2020 was $29,427.37. Mr. Landauer said that the funds will be replenished shortly via various means and that a draft of the annual audit has been reviewed by staff and a final version should be available next month for MCTA acceptance.

V. Directors and Officers Insurance for Policy Year 2020

A. Authorization to Purchase Directors and Officers Insurance
Matt Edmond provided the board with copies of the proposed insurance policy for 2020. He explained that the policy is for directors and officers liability insurance; for the past three years this insurance purchased through Old Republic. The insurance covers personal and collective management for claims the MCTA.

Mr. Popek pointed out that following consultation with KMRD Partners Inc., two additional items were added to the policy this year: injunctive relief claims exclusion (non-negotiable) and specific circumstances exclusion. The cost of the 2020 policy, which expires on March 1, 2021, is the same as last year: $5,152.00.

Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.1 authorizing the purchase of directors and officer's liability insurance for the Montgomery County Transportation Authority Board for 2020. The resolution was approved by all present.

VI. Ridge Pike Improvement Project – Crescent Avenue to Philadelphia (Section D)

A. Authorization to Award Contracts for Appraisal Services

i. Package 1 (Parcels 14, 21, 23, 24)

Mr. Popek said that the MCTA contacted 6 firms on PennDOT’s approved list to bid on 4 appraisal packages; each firm was offered 2 packages on which to bid. Indian Valley provided the lowest bid for Package 1 of $3,325; MCTA recommended to the board that it accept Indian Valley’s bid.

Motion: Mr. Kohler motioned and Ms. Slizofski seconded to approve MCTA Resolution 20.2.2 to award a contract with Indian Valley Appraisal Company, Souderton, PA, to appraise parcels 14, 21, 23 and 24 of the Ridge Pike Improvement Project in Whitemarsh and Springfield Townships. The resolution was approved by all present.

ii. Package 2 (Parcels 25,26,27,28,29)

Mr. Popek said that Package 2 contains 5 residential properties; Van Fleet Appraisals provided the lowest bid of $3,750.00; the MCTA recommended that the Board accept their bid.

Motion: Ms. Frein motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.3 to award a contract with Van Fleet Appraisals Inc., Clarks Summit, PA, to appraise parcels 25,26,27,28 & 29 of the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

iii. Package 6 (Parcels 40,42,43,45)

Mr. Popek described Package 6, comprised of residences on the north side of Ridge Pike requiring frontage and temporary easements. Van Fleet provided the lowest bid of $3,000.00; MCTA recommended that the contract be awarded to Van Fleet.
Motion: Mr. Guzy motioned and Mr. Kohler seconded to approve MCTA Resolution 20.1.4 to approve the contract be awarded to Van Fleet Appraisals, Inc., of Clarks Summit, PA, to complete appraisals for parcels 40,42,43 & 45 of the Ridge Pike Improvement Project in Whitemarsh and Springfield Townships. The motion was approved by all present.

iv. Package 7 (Parcels 47,48,49,50)

Mr. Popek described Package 7; it contains residences on the south side of Ridge Pike between Manor and Northwestern Aves that require frontage and temporary easements. Bart F. Brigidi provided the lowest bid at $5,000; MCTA recommended that the contract be awarded to Mr. Brigidi.

Motion: Ms. Slizofski motioned and Mr. Kohler seconded to approve MCTA Resolution 20.2.5 to approve the contract be awarded to Bart F. Brigidi, Inc., of Maple Glen, PA, to complete appraisals for parcels 47,48,49 & 50 of the Ridge Pike Improvement Project in Whitemarsh and Springfield Townships. The motion was approved by all present.

B. Authorization for Property Acquisition—Chun Chin Yung (Parcel 18)

Mr. Popek provided a status update on the properties of Section D where valuations are completed. He described Parcel 18; a waiver of valuation was completed in September and revised in November 2019; 335 square feet of temporary construction easement will be required, at a total acquisition cost of $700.

Motion: Ms. Cunningham motioned and Ms. Frein seconded to approve MCTA Resolution 20.2.6 to authorize payment of $700.00 to Chun Chin Yung in return for 335 square feet of temporary construction easement of the premises of 663 Ridge Pike for the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

C. Authorization for Condemnations

i. David Singer, Trustee (Parcel 16)

Mr. Popek described Parcel 16; a waiver of valuation was completed in September 2019 for 194 square feet of fee simple at $1,900, $1,000 for landscaping, and $3,000 for private fencing replacement for a total appraisal value of $5,900. The claimant has not reached an agreement with the MCTA’s negotiators, but negotiations will continue.

Motion: Mr. Wichner motioned and Mr. Guzy seconded to approve MCTA Resolution 20.2.7 to authorize condemnation proceedings against David Singer, Trustee, to acquire fee simple and right of way easements premises at 659 Ridge Pike for the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

ii. Larry King, Jr., and Stephanie King (Parcel 17)

Mr. Popek described Parcel 17; a waiver of valuation was completed in September 2019 for 196 square feet of temporary construction easement valued at $400; minimum claim amount is $500. The claimant has not reached an agreement with the MCTA’s negotiators, but negotiations will continue.
Motion: Ms. Frein motioned and Ms. Cunningham seconded to approve MCTA Resolution 20.2.8 to authorize condemnation proceedings against Mr. Larry King, Jr. and Ms. Stephanie King, to acquire temporary construction easement for the premises at 661 Ridge Pike for the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

iii. Nathan W. Feldweiser (Parcel 19)

Mr. Popek said that a waiver of valuation was completed in September 2019 and revised in November for 123 square feet of temporary construction easement at the Feldweiser property at 665 Ridge Pike. Total appraised value was $500 ($300 for temporary easement and $200 lump sum for landscaping). The claimant has been unresponsive to the offer, but staff will continue to try and settle with the owner.

Motion: Ms. Slizofski motioned and Mr. Guzy seconded to approve MCTA Resolution 20.2.9 to authorize condemnation proceedings against Mr. Nathan W. Feldweiser to acquire fee simple, right-of-way and easements for the premises at 665 Ridge Pike to further the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

iv. Canterbury Drive LLC (Parcel 51)

Mr. Popek said that a waiver of valuation was completed in September 2019 and revised in November for 298 square feet of temporary construction easement at 2323 Barren Hill Road. Total appraised value was $900 ($600 for temporary easement and $300 lump sum for landscaping). The claimant has been unresponsive to the offer, but staff will continue to try and settle with the owner.

Motion: Mr. Brown motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.10 to authorize condemnation proceedings against Canterbury Drive LLC, to acquire fee simple, right-of-way and easements for the premises at 2323 Barren Hill Road, to further the Ridge Pike Improvement Project in Whitemarsh Township. The resolution was approved by all present.

VII. Ridge Pike Improvement Project—PA Turnpike to Chemical Road (Section B)

A. Authorization for Condemnation—ETL Services, Inc. (Parcel 33)

Mr. Popek described Package 8 of Section B of the Ridge Pike Project referred to as “The Jughandle.” After research regarding ownership, it was determined that ETL Services Corporation was the underlying fee simple landowner; the corporation was dissolved in the 1980’s. PennDOT holds the highway easement. The appraisal, completed in December 2019, determined that 1.285 acres of fee simple would be required; appraised value was $1,050,000.00 ($500 for landowner, ETL Services, and $1,049,500 for easement holder, PennDOT). Mr. Popek said that staff would work with PennDOT to properly transfer easement rights and that the remaining just compensation will be deposited with the court.

Motion: Mr. Kohler motioned and Mr. Guzy seconded to approve MCTA Resolution 20.2.11 to authorize filing of declaration of taking from ETL Services Inc. for the northern corner of Ridge Pike and Alan Wood Road in Plymouth Township to acquire fee simple or absolute title or easements for
The purpose of constructing the Ridge Pike Improvement Project. The motion was approved by all present.

VIII. Chester Valley Trail Extension Project

A. Authorization to Approve Asbestos Testing Services Contract—(Parcel 60-64)

Mr. Edmond mentioned that the Chester Valley Trail Extension Project was advertised 5 weeks ago; the let date is February 27, 2020, and final, full right-of-way clearance has been obtained on the project.

Mr. Popek said that as the buildings at 106 DeKalb are now in the County’s possession, the next step would be to hire a testing firm to determine if there is asbestos on the property, prior to demolition.

*Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.12 to authorize to approve an asbestos testing contract to Element Environmental Solutions to detect potentially hazardous materials in building structure prior to demolition, for furthering of the Chester Valley Trail Extension Project in the Borough of Bridgeport. The motion was approved by all present.*

B. Authorization to Approve Residential Relocation Payment Package—Delilah Gallelli (Parcel 60-64)

Mr. Popek explained that Ms. Gallelli was a rental tenant at 106C DeKalb Street who was displaced by the Chester Valley Trail Extension Project. Ms. Gallelli found a suitable replacement property in King of Prussia, and submitted a rental supplement request totaling $2,880.00, as well as a request for residential self-moving cost expense valued at $1,000.00.

*Motion: Ms. Slizofski motioned and Ms. Fein seconded to approve MCTA Resolution 20.2.13 to authorize approval provide relocation assistance package of $2,880 and $1,000 for residential self-moving costs for Delilah Gallelli, to further the Chester Valley Trail Extension Project in the Township of Montgomery. The motion was approved by all present.*

C. Authorization to Approve Post-Condemn Acquisition of Tenant Owned Machinery & Equipment—SBW Dental Associates, P.C. (Parcel 60-64)

Mr. Popek said that SBW Dental Associates will be relocating out of the 106 DeKalb office and into an office in King of Prussia. As part of the condemnation proceedings, it was determined that there were non-movable, tenant-installed fixtures and improvements on the premises requiring reimbursement. The appraisal valued these items at $8,000; MCTA and SBW agreed on a post-condemnation settlement in that amount for the acquisition of the tenant’s machinery and equipment. In accepting this agreement, the former tenant waived their right to a board of view.

*Motion: Ms. Cunningham motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.14 to authorize a post-condemnation settlement for tenant-owned improvements for SBW Dental Associates, former tenant at 108 DeKalb Street to further the Chester Valley Trail Extension Project in the Borough of Bridgeport. The motion was approved by all present.*
D. **Authorization to Approve Business Relocation Payment Package—SBW Dental Associates, P.C. (Parcel 60-64)**

Mr. Popek said that this is the business relocation package for SBW Dental Associates; the same former tenant discussed in Resolution 20.2.13. Business dislocation damages were calculated at $51,775.00; non-residential search costs were calculated at $2,500.00. Still-outstanding payments relate to any tenant-owned movable property left behind, as well as any non-residential moving expenses incurred in future.

*Motion: Mr. Wichner motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.2.15 to authorize approval of a payment of $51,775.00 for Business Dislocation Damages, and a payment of $2,500.00 for Search Costs to SBW Dental Associates, for furthering of the Chester Valley Trail Extension Project in the Borough of Bridgeport. The motion was approved by all present.*

**IX. County Bridges Projects**

A. **Authorization of Condemnations**

i. **Villages of Neshaminy Falls Partnership (Stump Road, Parcel 2)**

Mr. Popek described Parcel 2; an appraisal was completed in November 2019 for 4,138 square feet of fee simple and 2,098 square feet of temporary construction easement. Appraisal value was $44,300.00 ($18,700.00 for fee simple, $1,600.00 for temporary easement, and $24,000.00 for tree replacement). Mr. Popek said that although the claimant has agreed to settle, there are mortgage issues to be resolved, but staff will continue to work through this issue with the bank in question.

*Motion: Mr. Kohler motioned and Ms. Frein seconded to approve MCTA Resolution 20.2.16 to authorize a filing of Declaration of Taking for Stump Road, Montgomery Township, to acquire in fee simple or absolute title or easements for the purposes of implementing the County Bridge 162 Replacement Project. The resolution was approved by all present.*

ii. **Estate of Anne N. Carpenter (Camp Wawa Road (Parcel 3)**

Mr. Popek described Parcel 17; a waiver of valuation was completed in September 2019 for 196 square feet of temporary construction easement, valued at $400.00; minimum claim amount is $500.00. There are two executors; one has signed and the other has been unresponsive to the offer; staff will continue to try and settle with the unresponsive co-executor.

*Motion: Ms. Slizofski motioned and Mr. Wichner seconded to approve MCTA Resolution 20.2.17 to authorize the filing of a declaration of taking of property in fee simple and easements for 599 Camp Wawa Road, Lower Salford Township, for the purpose of constructing the County Bridge 150 Replacement Project in Lower Salford Township. The resolution was approved by all present.*

B. **Authorization to Award Contract for Appraisal Services—County Bridge 166, Swamp Pike**
Mr. Popek said Project 166 concerns the replacement of the bridge over Swamp Creek in New Hanover Township. An appraisal of 3 parcels is required for fee simple acquisition consisting of 2 drainage easements and temporary construction easements for each of the 3 parcels. Appraisal Review Specialists provided a quote to provide services for the 3 parcels for a total of $7,200.00 ($2,400.00 per parcel).

Motion: Mr. Guzy motioned and Mr. Kohler seconded to approve MCTA Resolution 20.2.18 to authorize Appraisal Review Specialists to undertake appraisal reviews to acquire in part or in whole in the vicinity of Bridge 166, to forward the Swamp Pike Bridge Replacement Project over Swamp Creek in New Hanover Township. The motion was approved by all present.

X. Authorization for Payment of Checks and Invoices

Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve the authorization of Checks and Invoices. The motion was approved by all present.

XI. County Bridges Projects

Cross County Trail-Erdenheim
• 5 of 7 properties finished; meeting held with Erdenheim Farm held on 12/13/19; working on final design issues

County Bridge 166 – Swamp Pike, New Hanover
• ARS contract was approved at February 13, 2020 board meeting

Chester Valley Trail
• Cleared

County Bridge 150 – Camp Wawa Road, Lower Salford
• Condemnation authorized on remaining property; settlement negotiations ongoing

County Bridge 27 – Fetters Mill Road, Lower Moreland/Bryn Athyn
• Negotiations ongoing via ARROW; some properties are ready to settle but have mortgage issues

County Bridge 162 – Stump Road, Montgomery
• Condemnation authorized on remaining property, working towards a settlement

County Bridge 163 – Lutheran Road, New Hanover
• Negotiations underway

County Bridge 296 – Rostkowski Rd, Upper Salford
• APAs complete, appraisals contract expected in March, 2020

County Bridge 217 – Hedrick Road, Towamencin
• Negotiations ongoing via Stantec
County Bridge 177 – Sterigere Street, Norristown
• Negotiations ongoing via AECOM

XI. Lafayette Street Extension Project Update

Mr. Edmond said that PECO has completed their work, water line extensions are now being installed, and next month a former road, Strawberry Alley, will be rebuilt as a pedestrian-only walkway.

XII. Ridge Pike Improvement Project Update – Plymouth Township (Section B)

Ms. Gilchrist said that Section B work is focused on engineering re right-of-way acquisition.

XIII. Ridge Pike Improvement Project Update – Whitemarsh and Springfield Townships

A. Butler Pike to Crescent Avenue (Section C)

Ms. Gilchrist said that Section C is progressing to the preliminary engineering phase; a public meeting is anticipated in the summer.

B. Crescent Avenue to Philadelphia Line (Section D)

Ms. Gilchrist said that staff is coordinating with the PA Turnpike on the new interchange; the Turnpike is not ready to share their plans yet, and will probably do so in a public meeting in fall, 2020.

XIV. Other Business

No other business was discussed.

XV. Adjournment

A motion was made by Mr. Guzy and seconded by Mr. Kennedy to adjourn the regular meeting. The motion was approved by all present.

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The next MCTA Board meeting will be held on March 12, 2020 at 1:00 pm.