

BOARD MEMBERS: Mr. Scott Brown; Ms. Janet Cunningham; Ms. Laura Frein; Mr. Jeffrey Guzy; Mr. John Kennedy; Mr. Tom Kohler; Ms. Jeannette Quirus; Ms. Allison Slizofski; Mr. John Wichner

BOARD MEMBERS ABSENT: Ms. Allison Slizofski

GUESTS ATTENDING: Ms. Susan Nimon, AECOM; Ms. Jocelyn Jones, Keystone Acquisition Services Corp.

STAFF ATTENDING: Ms. Crystal Gilchrist; Mr. Tom Landauer; Mr. Brian Phillips; Mr. Matt Popek; Mr. Henry Stroud; Ms. Denise VanBuskirk

I. Call to Order

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

II. Approval of April 11, 2019 Minutes

The minutes from the April 11, 2019 MCTA Meeting were approved by the Board.

Motion: John Kennedy motioned and Jeff Guzy seconded to approve the April 11, 2019 Authority Meeting minutes. The minutes were approved by all present.

III. Finance Director Report

Two (2) handouts were given to the Authority: MCTA 2019 Financial Activity; Project Payment Breakdown for May 2019

Mr. Landauer: Gave an update on the MCTA's finances; detailed the expenditures and grant revenues for 2019 through April; and reviewed the check register with the Board totaling \$48,794.30 for May. Deposits include: \$3,486.07 in rental income; and \$40.67 in interest for April. The expense checks, which the Board will be asked to approve later on the Agenda, are detailed on the Payment Breakdown sheet for May.

IV. Ridge Pike Improvement Project

Authorization for Condemnation – Plymouth Marketplace Condo Association (Parcel 38)

Mr. Brown: Resolution 19.5.1 was removed from the Agenda.

V. County Bridge Projects**Authorization to Award Contract for Appraisal Services – Stump Road (County Bridge 162)**

Mr. Popek: Explained that the Stump Road Bridge (Bridge 162) over the Little Neshaminy Creek in Montgomery Township needs to be replaced. There are two properties (Parcels 1 & 2) that need to be acquired in part or in whole for furthering of the Bridge 162 Replacement Project. The MCTA utilized PennDOT's list of approved Appraisal Problem Analysis (APA) and appraisal review providers to request cost proposals. Appraisal Review Specialists, LLC (ARS) of Hurricane, West Virginia was the only firm to respond and is the only outside firm approved by PennDOT to prepare APAs and appraisal review documents. ARS also performs waivers of valuation which, according to ARS, would be sufficient for property valuation purposes for the two parcels. ARS provided a not-to-exceed cost proposal of \$3,000.00 to perform such waivers of valuation for parcels 1 and 2 of the Stump Road Bridge Replacement Project. The Board is being asked to enter into a contract with ARS, LLC to conduct waivers of valuation for the above-mentioned parcels.

Motion: Ms. Quirus motioned and Mr. Wichner seconded to approve MCTA Resolution 19.5.2 authorizing MCTA to enter into a contract with Appraisal Review Specialists, LLC of Hurricane, West Virginia for a not-to-exceed sum of \$3,000.00 to perform waivers of valuation for Parcels 1 and 2 for furthering of the County Bridge 162 Replacement Project in Montgomery Township. The resolution was approved by all present.

Authorization for Property Acquisition – Ludwig 70, LLC (County Bridge 207 – Ludwig Road, Parcel 1)

Mr. Popek: Ludwig 70, LLC owns property located at 1871 Ludwig Road, New Hanover Township (Parcel 1). A portion of that property needs to be acquired for the advancement of the County Bridge 207 Replacement Project. Acquisition consists of 55 sq. ft. of fee simple right-of-way and 5,307 sq. ft. of temporary construction easement (TCE). A Waiver of Valuation was completed in February 2019 in the amount of \$1,500.00, which the owner has agreed to, in lieu of condemnation. The MCTA Board desires to waive its official policy established under Resolution 11.6.3 regarding the purchase of title insurance for the purchase of the 55 sq. ft. of fee simple right-of-way for this property. A resolution is before the Board to authorize payment for acquisition of the easement as agreed upon.

Motion: Mr. Kohler motioned and Mr. Guzy seconded to approve MCTA Resolution 19.5.3 authorizing payment to Ludwig 70, LLC, a not-to-exceed sum of \$1,500.00 for the acquisition of 55 sq. ft. of fee simple right-of-way, which the MCTA Board will waive its policy regarding purchase of title insurance for the purchase of said fee simple right-of-way, and 5,307 sq. ft. of temporary construction easement from their property located at 1871 Ludwig Road (Parcel 1), New Hanover Township; and a not-to-exceed sum of \$22.50 for remaining property taxes due as of the date of settlement to help further the implementation of the County Bridge 207 Replacement Project in New Hanover Township. The resolution was approved by all present.

Authorization for Property Acquisition – Mark G. Davis (County Bridge 150 – Camp Wawa Road, Parcel 4)

Mr. Popek: Mark G. Davis owns property located at 636 Camp Wawa Road, Lower Salford Township (Parcel 4) a portion of which needs to be acquired for the advancement of County Bridge 150 Replacement Project. Acquisition consists of 741 sq. ft. of fee simple right-of-way, 3,222 sq. ft. of temporary construction easement (TCE), and 2,004 sq. ft. of permanent slope easement. An appraisal was done in April 2019 and the property was valued at \$2,600.00 which the owner has agreed to, in lieu of condemnation. It was also agreed to pay the owner \$33.00 for remaining property taxes due as of the date of settlement and \$774.00 to Universal Settlement Services for real estate settlement costs. A resolution is before the Board to authorize payment for acquisition of the easement as agreed upon.

Motion: Ms. Quirus motioned and Mr. Kennedy seconded to approve MCTA Resolution 19.5.4 authorizing payment to Mark G. Davis, a not-to-exceed sum of \$2,600.00 for the acquisition of 741 sq. ft. of fee simple right-of-way, 3,222 sq. ft. of temporary construction easement, and 2004 sq. ft. of permanent slope easement from his property located at 636 Camp Wawa Road (Parcel 4), Lower Salford Township; a not-to-exceed sum of \$33.00 for remaining property taxes due as of the date of settlement; and to pay Universal Settlement Services a not-to-exceed sum of \$774.00 for various real estate settlement costs, for the purpose of furthering the County Bridge 150 Replacement Project in Lower Salford Township. The resolution was approved by all present.

Authorization for Property Acquisition – Anne D. Dunmire (County Bridge 262 – Moyer Road, Parcel 6)

Mr. Popek: Anne D. Dunmire owns property located at 1015 Long Mill Road, Franconia Township (Parcel 6) a portion of which needs to be acquired for the advancement of County Bridge 262 Replacement Project. Acquisition consists of 1,569 sq. ft. of fee simple right-of-way and 4,916 sq. ft. of temporary construction easement (TCE). An appraisal was done in December 2018 and the property was valued at \$600.00 which the owner has agreed to, in lieu of condemnation. It was also agreed to pay the owner \$6.00 for remaining property taxes due as of the date of settlement and \$673.00 to Universal Settlement Services for real estate settlement costs. A resolution is before the Board to authorize payment for acquisition of the easement as agreed upon.

Motion: Mr. Brown motioned and Mr. Guzy seconded to approve MCTA Resolution 19.5.5 authorizing payment to Anne D. Dunmire, a not-to-exceed sum of \$600.00 for the acquisition of 1,569 sq. ft. of fee simple right-of-way and, 4,916 sq. ft. of temporary construction easement from her property located at 1015 Long Mill Road (Parcel 6), Franconia Township; a not-to-exceed sum of \$6.00 for remaining property taxes due as of the date of settlement; and to pay Universal Settlement Services a not-to-exceed sum of \$673.00 for various real estate settlement costs, for the purpose of furthering the County Bridge 262 Replacement Project in Franconia Township. The resolution was approved by all present.

Authorization for Property Acquisition – Clarence W. Weiss (County Bridge 274 – Henry Road, Parcel 1)

Mr. Popek: Clarence W. and Fern B. Weiss own property located at 410 Miller Road, Douglass Township (Parcel 1). A portion of that property needs to be acquired for the

advancement of County Bridge 274 Replacement Project. Acquisition consists of 1,439 sq. ft. of fee simple right-of-way and 3,634 sq. ft. of temporary construction easement (TCE). A Waiver of Valuation was completed in March 2019 in the amount of \$400.00, which the owner has agreed to, in lieu of condemnation. The claimants will be compensated a minimum of \$500.00 per PennDOT requirements. It was also agreed to pay the owners \$6.00 for remaining property taxes due as of the date of settlement and \$569.00 to Universal Settlement Services for real estate settlement costs. A resolution is before the Board to authorize payment for acquisition of the easement as agreed upon.

Motion: Mr. Wichner motioned and Mr. Kohler seconded to approve MCTA Resolution 19.5.6 authorizing payment to Clarence W. and Fern B. Weiss a not-to-exceed sum of \$500.00 for the acquisition of 1439 sq. ft. of fee simple right-of-way and 3,634 sq. ft. of temporary construction easement from their property located at 410 Miller Road (Parcel 1), Douglass Township and a not-to-exceed sum of \$6.00 for remaining property taxes due as of the date of settlement; and to pay Universal Settlement Services a not-to-exceed sum of \$569.00 for various real estate settlement costs, for the purpose of furthering the County Bridge 274 Replacement Project in Douglass Township. The resolution was approved by all present.

VI. Chester Valley Trail Extension Project

Authorization for Property Acquisition – Henderson Road RR LLC (Parcel 25)

Mr. Popek: Henderson Road RR, LLC owns property located at East DeKalb Pike, Upper Merion Township (Parcel 25) a portion of which needs to be acquired for the Chester Valley Trail Extension Project. Acquisition consists of 3,528 sq. ft. of county trail easement and 18,034 sq. ft. of temporary construction easement (TCE). An appraisal was done in April 2018 and re-appraised in December 2018. The property was valued at \$23,300.00 and negotiated in an administrative settlement for \$25,630.00, which the owner has agreed to, in lieu of condemnation. A resolution is before the Board to authorize payment for acquisition of the easement as agreed upon.

Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve MCTA Resolution 19.5.7 authorizing payment to Henderson Road RR, LLC, a not-to-exceed sum of \$25,630.00 for the acquisition of 3,528 sq. ft. of county trail easement and 18,034 sq. ft. of temporary construction easement (Parcel 25) in lieu of condemnation, for the purpose of furthering the Chester Valley Trail Extension Project in Upper Merion Township. The resolution was approved by all present.

Authorization for Condemnation – 106 DeKalb Inc. (Parcel 60-64)

Mr. Popek: 106 DeKalb Inc. owns property located at 92, 100, 100-102, 106, 108, 110, and 114 DeKalb Street; 311 W. Second Street; and West Third Street a/k/a 300 Falls View Drive, (Parcel 60-64), Bridgeport Borough. A brief description of the area to be condemned consists of 2,222 sq. ft. of permanent trail easement, 3,485 sq. ft. of fee simple right-of-way, and 2,570 sq. ft. of temporary construction easement (TCE) from its property, for the purpose of advancing the Chester Valley Trail Extension Project. The parcel was appraised and reviewed in March 2019, and valued at \$653,500. Due to delays caused by the property owner to settle, the MCTA negotiators recommended filing condemnation to hasten any

delays of the needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve MCTA Resolution 19.5.8 authorizing the filing of Declaration of Taking of Parcel 60-64, owned by 106 DeKalb Inc. for the purpose of acquiring 2,222 sq. ft. of permanent trail easement, 3,485 sq. ft. of fee simple right-of-way, and 2,570 sq. ft. of temporary construction easement from its property located at 92, 100, 100-102, 106, 108, 110, and 114 DeKalb Street, 311 W. Second Street, and West Third Street aka 300 Falls View Drive, Bridgeport Borough to help further the implementation of the Chester Valley Trail Extension Project in Bridgeport Borough. The resolution was approved by all present.

Authorization for Condemnation – 106 DeKalb Inc. (Parcel 68-69)

Mr. Popek: 106 DeKalb Inc. owns property located at 113 and 111 DeKalb Street (Parcel 68-69), Bridgeport Borough. A brief description of the area to be condemned consists of 694 sq. ft. of temporary construction easement (TCE) from its property, for the purpose of advancing the Chester Valley Trail Extension Project. The parcel was appraised in August 2018, and valued at \$800.00, which the owner has agreed to in principle. Due to delays caused by the property owner to settle, the MCTA negotiators recommended filing condemnation to hasten any delays of the needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Kohler motioned and Ms. Quirus seconded to approve MCTA Resolution 19.5.9 authorizing the filing of Declaration of Taking of Parcel 68-69, owned by 106 DeKalb Inc. for the purpose of acquiring 694 sq. ft. of temporary construction easement from its property located at 113 and 111 DeKalb Street, Bridgeport Borough to help further the implementation of the Chester Valley Trail Extension Project in Bridgeport Borough. The resolution was approved by all present.

Authorization for Condemnation – 3 DeKalb Associates LP (Parcel 70)

Mr. Popek: 3 DeKalb Associates LP owns property located at 127 West Front Street, DeKalb Street, and 1 DeKalb Street (Parcel 70), Bridgeport Borough. A brief description of the area to be condemned consists of 2,483 sq. ft. of permanent trail easement and 5,706 sq. ft. of temporary construction easement (TCE) from its property, for the purpose of advancing the Chester Valley Trail Extension Project. The parcel was appraised in April 2018, and valued at \$11,200.00. Due to delays caused by the property owner to settle, the MCTA negotiators recommended filing condemnation to hasten any delays of the needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Kohler motioned and Ms. Frein seconded to approve MCTA Resolution 19.5.10 authorizing the filing of Declaration of Taking of Parcel 70, owned by 3 DeKalb Associates for the purpose of acquiring 2,483 sq. ft. of permanent trail easement and 5,706 sq. ft. of temporary construction easement from its property located at 127 West Front Street, DeKalb Street, and 1 DeKalb Street, Bridgeport Borough to help further the implementation of the Chester Valley Trail Extension Project in Bridgeport Borough. The resolution was approved by all present.

VII. Authorization for Payment of Checks and Invoices

Mr. Popek: Reviewed the project payment breakdown for May 2019 in detail and explained the purpose of each check and invoice.

Motion: Ms. Quirus motioned and Ms. Frein seconded to approve the authorization for payments of checks and invoices. The motion was approved by all present.

VIII. County Road, Bridge and Trail Projects Update

Mr. Popek: Gave the following project updates along with additional details:

Cross-County Trail (Erdenheim)

- 5 of 7 properties have been acquired.
- Discussions concluding regarding the remaining 2 properties

Chester Valley Trail

- Upper Merion: 6 of 6 properties have been acquired
- Bridgeport: Condemnations authorized on all 3 properties

County Bridge 262 – Moyer Road, Salford

- 2 of 5 properties acquired
- Negotiations ongoing with other property owners

County Bridge 207 – Ludwig Road, New Hanover

- 1 of 2 properties acquired
- Expecting settlement for the other property in June

County Bridge 150 – Camp Wawa Road, Lower Salford

- 1 of 4 properties acquired – will need separate agreement on 1 parcel
- Need to act on everything in June

County Bridge 274 – Henry Road, Douglass

- Cleared

IX. Lafayette Street Extension Project Update

Ms. Gilchrist: Crews are back on the job after the winter slowdown. The design for the PECO duct bank is completed and a contractor should be on board by June. The reconstruction of the duct bank should be completed by October 2019. Working tentatively towards the opening of the section from DeKalb Street east to Ford Street by the end of

2019. The reconstruction of the north side of Lafayette Street is now underway. The section from DeKalb Street west to Barbados (where the duct bank is) will probably be finished by early 2020.

X. Ridge Pike Improvement Project Update – Plymouth Township

Ms. Gilchrist: Still finalizing some issues with Norfolk Southern and these issues were discussed at the right-of-way meeting this morning. It is moving along and we are just about to wrap up most of the right-of-way. Part of the problem with this section is that Norfolk Southern has a policy that they will not sign off on any right-of-way agreements until the construction plans are approved and PennDOT will not approve construction plans until all the right-of-way is cleared.

XI. Ridge Pike Improvement Project Update – Whitmarsh and Springfield Townships

Crescent Avenue to Philadelphia Line Section D

Ms. Gilchrist: Staff had a meeting this morning for the right-of-way for this section of the project. Other than a few details on some of the larger properties that need to be resolved, the right-of-way plans are ready to go..

Butler Pike to Crescent Avenue Status Section C

Ms. Gilchrist: Staff held the first public meeting and presentation regarding the project on April 30th from 6:00-8:00 p.m. at the Barren Hill Fire Banquet Hall. There was a good public turnout and the meeting went very well with a lot of feedback. The meeting and presentation were videotaped and will be posted on our website.

XII. Other Business

There was no other business to discuss.

XIII. Adjournment

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



The next MCTA Board meeting will be June 13, 2019 at 1:00 pm.