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

BOARD MEMBERS ABSENT: None

GUESTS ATTENDING: Star Ernst (Stantec); Rob Diehl (Stantec); Ashley Eisenbeis (Stantec); Amy Tracey (IAS)

STAFF ATTENDING: Mr. Matthew Edmond; Mr. Matt Popek; Ms. Crystal Gilchrist; Mr. Tom Landauer; Mr. Brian Phillips; Ms. Ann Marie Meehan

(Pre-Meeting)

Mr. Matt Edmond thanked the Board for attending and said that this public meeting will be held via Cisco WebEx telecommunication conference call due to the COVID-19 pandemic and under a Pennsylvania stay-at-home order. He stated that the meeting agenda was published online on the MCTA website and that Board members who participated via teleconference received board packets electronically as PDFs (including the April 2020 meeting draft minutes).

Roll was called and attendance was taken; all Board members were present.

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 requested that public comments be limited to two minutes or could be emailed to him. There was no public comment.

III. Approval of April 16, 2020 Minutes

The minutes from the April 16, 2020 MCTA Meeting were approved by the Board.

Motion: Mr. Wichner motioned and Ms. Quirus seconded to approve the April 16, 2020 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 – May 14, 2020.
Mr. Tom Landauer provided an update of the MCTA’s finances. He reviewed the check register with the Board, including the April 17, 2020 beginning balance of $28,760.18; there were 2 deposits, 18 expenditures and interest in the amount of $4.42. He noted that check #1084 was lost, voided and was reissued. Total cash balance as of May 14, 2020 was $92,397.80. Mr. Landauer said the County would be wiring funds tomorrow (May 15, 2020) into the MCTA bank account to cover May’s drafted checks.

V. Ridge Pike Improvement Project—Crescent Avenue to Philadelphia (Section D)

A. Authorization for Property Acquisitions

i. Mohammad Azhar Sajid and Naheed Sajid (Parcel 35)

Mr. Popek described Parcel 35 and the need to acquire 928 square feet of permanent slope easement and 1,037 square feet of temporary construction easement from Mohammad Azhar Sajid and Naheed Sajid at 2325 Barren Hill Road in Whitemarsh Township. The appraisal value was $19,400.00. Mr. Popek said that the total acquisition cost is $24,601.00, comprised of $3,400.00 in permanent slope easement, $1,500.00 in temporary construction easement, $14,500.00 adjustment costs, $5,150.00 in administrative settlement costs, and $51.00 in tax prorations.

Motion: Ms. Quirus motioned and Mr. Wichner seconded to approve MCTA Resolution 20.5.1 to pay Mohammad Azhar Sajid and Naheed Sajid $24,601.00 in return for 928 square feet of permanent slope easement and 1,037 square feet of temporary construction easement at 2325 Barren Hill Road, Whitemarsh Township. The motion was approved by all present.

ii. Masonic Villages of the Grand Lodge of Pennsylvania Parcel 37)

Mr. Popek said that Parcel 37 had an appraisal value of $54,000.00. There was a need to acquire 7,879 square feet of fee simple right-of-way, 1,109 square feet of permanent drainage easement and 1,094 square feet of temporary construction easement from Masonic Villages located at 801 Ridge Pike in Whitemarsh Township. Mr. Popek said that the total acquisition cost is $57,722.00, comprised of $28,900.00 for 7,879 square feet of fee simple right-of-way and 1,109 square feet of permanent drainage easement, $900.00 in temporary construction easement, $24,200.00 in adjustment costs, $2,620.00 for administrative settlement costs, $433.50 in tax proration, and $668.50 in settlement costs.

Motion: Ms. Slizofski motioned and Ms. Quirus seconded to approve MCTA Resolution 20.5.2 authorizing the MCTA to acquire a portion of 801 Ridge Pike, Whitemarsh Township, to further the Ridge Pike Improvement Project. The motion was approved by all present.

iii. Foxlane Homes LLC of Lafayette Hill LLC (Parcel 39A)

Mr. Popek said 1,525 square feet of temporary construction easement is required for the project. The appraisal value was $2,900.00, and the total cost of acquisition was $3,500.00 ($2,900.00 for temporary construction easement, $600.00 for administrative settlement costs). As Foxlane Homes is his client, Board Member, Mr. John Kennedy, said that he would abstain from voting on this resolution.
Motion: Mr. Wichner motioned and Mr. Guzy seconded to approve MCTA Resolution 20.5.3 to pay Foxlane Homes at Lafayette Hill LLC $3,500.00 for 1,525 square feet of temporary construction easement of the premises of 9303 Ridge Pike, Springfield Township and Whitemarsh Township, for the furthering of the Ridge Pike Improvement Project. The motion was approved 8-0 with 1 abstention.

iv. John J. Griffin and Marie E. Griffin (Parcel 41)

Mr. Popek explained that 510 square feet of fee simple and 1,207 square feet of temporary construction easement are required at 9285 Ridge Pike in Springfield Township. The appraisal value was $9,900.00, and the total cost of acquisition is $11,075.00 ($2,300.00 for temporary construction easement, $1,175.00 for administrative settlement costs, $4,900.00 of fee simple, $2,700.00 for cost of adjustment, $73.50 for property tax, and $668.50 in settlement costs).

Motion: Ms. Cunningham motioned and Ms. Frein seconded to approve MCTA Resolution 20.5.4 authorizing the MCTA to acquire a portion of the premises of 9285 Ridge Pike, Springfield Township, for the furthering of the Ridge Pike Improvement Project.

B. Authorization to Reimburse Professional Services Fees

i. John J. Griffin and Marie E. Griffin (Parcel 41)

Mr. Popek said this is the same property addressed in Resolution 20.5.4, at 9285 Ridge Pike in Springfield Township. He explained that the Griffins are eligible to be reimbursed for attorney fees incurred during right-of-way negotiations; this is being addressed in a separate resolution as the fees will be directed to the Griffin’s attorney, Wm. Christopher Duerr, Esquire.

Motion: Mr. Kohler motioned and Mr. Kennedy seconded to approve MCTA Resolution 20.5.5 to pay Wm. Christopher Duerr, Esquire $4,000.00 for attorney fees incurred by claimants John and Marie Griffin during right-of-way negotiations regarding 9285 Ridge Pike, Springfield Township, to further the Ridge Pike Improvement Project. The motion was approved by all present.

C. Authorization for Condemnations

i. Eagle View Townhouse Owners Association (Parcel 46)

Mr. Popek described the ongoing negotiation efforts over a period of four years with Eagle View Townhouse Owners Association to obtain the required 3,169 square feet of fee simple and 10,930 square feet of temporary construction easement required to continue the project near Manor Road in Springfield Township, with an appraised value of $50,500.00. He explained that while staff and Stantec’s representatives will continue to try to reach a settlement, MCTA is seeking an authorization of condemnation.

Motion: Mr. Wichner motioned and Mr. Guzy seconded to approve MCTA Resolution 20.5.6 to , to file a Declaration of Taking with the Court of Common Pleas of Montgomery County for Eagle View Drive, Township of Springfield, County of Montgomery, to acquire in fee simple or absolute
title or easements in the property to further the Ridge Pike Improvement Project. The motion was approved by all present.

ii. John A. Bower Jr. and Joan W. Bower (Parcel 47)

Mr. Popek explained that Parcel 47 had an appraisal value of $34,000.00. There was a need to acquire 1,492 square feet of fee simple area and 2,324 square feet of temporary construction easement. Mr. Popek said that concerns regarding appraised land value have been raised but the MCTA will continue to try to reach a settlement with the owners.

Motion: Ms. Slizofski motioned and Ms. Quirus seconded to approve MCTA Resolution 20.5.7 to file a Declaration of Taking with the Court of Common Pleas of Montgomery County for 9302 Ridge Pike, Township of Springfield, to acquire in fee simple or absolute title or easements in the property to further the Ridge Pike Improvement Project. The motion was approved by all present.

VI. County Road & Bridges Projects

A. Authorization for Condemnation

i. William E. Gross and Estate of William P. Gross (Lutheran Road Bridge (Parcel 2))

Mr. Popek explained that this resolution pertains to the County Bridge 163 Project in New Hanover Township. The inability to reach a settlement has been complicated because one of the owners of Parcel 2 has passed away, and there are issues arising between the parties’ respective attorneys. The MCTA is requesting the authorization of condemnation in order to keep the project moving, but will continue to work on negotiations.

The appraised value is $3,000.00; 748 square feet of fee simple area, 6,000 square feet of permanent drainage easement, and 4,630 square feet of temporary construction easement are required to continue the project.

Motion: Mr. Kennedy motioned and Ms. Quirus seconded to approve MCTA Resolution 20.5.8 to File a Declaration of Taking with the Court of Common Pleas of Montgomery County for 2944 Lutheran Road, 2944 Lutheran Road, Lutheran Road, Reifsnyder Road, Reifsnyder Road, Swamp Picnic Road, 2057 Swamp Pike, 3041 Reifsnyder Road, Reifsnyder Road, Swamp Picnic Road, and Reifsnyder Road, New Hanover Township, County of Montgomery, for the furthering of the County Bridge 163 Replacement Project in New Hanover Township. The motion was approved by all present.

VII. Authorization for Payment of Checks & Invoices

Motion: Mr. Guzy motioned and Mr. Kennedy seconded to approve the authorization of checks and invoices. The motion was approved by all present.

VIII. Lafayette Street Extension Project (Section A)
Mr. Edmond provided an update on the Lafayette Street Project in Norristown, Section A, from Barbadoes Street to Ford Street. He said that on March 12, 2020, Pennsylvania Governor Tom Wolf ordered a temporary shutdown of PennDOT construction projects. Using PennDOT-issued guidance, the county staff worked with PennDOT and the County Commissioners to add another level of oversight in consideration of CDC guidelines regarding the project’s construction contractor, construction management (CM), and construction inspection (CI) teams. The process includes the contractor submitting a COVID-19 Safety Plan that must meet PennDOT guidelines so that when work restarts, it will be done so correctly and safely. Mr. Edmond reported that on a positive note, the project’s projected date of completion is mid-July, 2020, which is still ahead of schedule.

IX. Other Business

Mr. Edmond asked the Board if they would like to receive updates on the furthering of other county construction projects at upcoming Board meetings. Chair Scott Brown expressed interest in receiving the updates.

Mr. Phillips provided an update of the status of the county’s operations currently in effect during the PA state closure during the COVID-19 pandemic. The county continues under limited operations in compliance with Governor Wolf’s executive order.

Ms. Gilchrist provided an update on the Ridge Pike Project; she and her staff have been drafting group emails to explain project delays and inform the public while public meetings have been paused.

Mr. Edmond said that the MCTA Board would continue to meet via teleconference for the foreseeable future.

IX. Adjournment

A motion was made by Mr. Brown and seconded by Ms. Quirus 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 June 11, 2020 at 1:00 pm.