

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:

GUESTS ATTENDING: Mr. Matt Kulpa, Ms. Susan Nimon, AECOM; Caitlin Pedersen, MCPC Intern

STAFF ATTENDING: Mr. Matt Edmond; Ms. Crystal Gilchrist; Mr. Tom Landauer; Mr. Brian Phillips; Mr. Matt Popek; 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 May 9, 2019 Minutes

The minutes from the May 9, 2019 MCTA Meeting were approved by the Board.

Motion: John Kennedy motioned and Jeff Guzy seconded to approve the May 9, 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 June 2019

Mr. Landauer: Gave an update on the MCTA's finances; detailed the expenditures and grant revenues for 2019 through May; and reviewed the check register with the Board totaling \$21,709.67 for June. Deposits include: \$23.39 in interest for May; and \$3,141.05 for reimbursement from the State. Check #963 for \$3,141.05 is to pay back the State for its double reimbursement to the County; #966 is to reimburse Mr. Landauer for MCTA checks he ordered with his credit card. The expense checks, which the Board will be asked to approve later on the Agenda, are detailed on the Payment Breakdown sheet for June.

IV. Ridge Pike Improvement Project

One (1) handout was given to the Authority: MCTA Resolution 19.6.3

Authorization to Award Contract for Appraisal Services – ETL Services, Inc./PennDOT (Parcel 33)

Mr. Edmond/Mr. Popek: Explained that Parcel 33, owned by ETL Services, Inc. is the jughandle property located at the corner of Ridge Pike and Alan Wood Road and is part of a section (Pkg. 8) of the Ridge Pike Improvement Project from Regal Drive to Chemical Road, Plymouth Township. The MCTA intends to acquire the parcel in its entirety in fee simple, along with an attached highway easement from PennDOT. The future plan for the property includes installing a stormwater basin and a driveway that would connect to the properties bordering the jughandle. Using PennDOT's current list of approved firms for preparing APA and appraisal review services, Appraisal Review Specialists, LLC (ARS) of Hurricane, West Virginia is the only firm to respond to PennDOT's RFP and the only firm approved by PennDOT to prepare APA and appraisal reviews. ARS provided a not-to-exceed cost proposal of \$2,400.00 to undertake APA preparation and appraisal reviews for the aforementioned parcel.

The Authority is being asked to approve a resolution awarding a contract for APA and appraisal review services for Parcel 33 as discussed.

Motion: Ms. Quirus motioned and Mr. Kohler seconded to approve MCTA Resolution 19.6.1 authorizing MCTA to enter into a contract with Appraisal Review Specialists, LLC of Hurricane, West Virginia for a not-to-exceed sum of \$2,400.00 to complete appraisal problem analysis and appraisal review for Parcel 33 (Pkg. 8) of the Ridge Pike Improvement Project in Plymouth Township. The resolution was approved by all present.

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

Mr. Edmond/Mr. Popek: Plymouth Marketplace Condominium Association owns property located at Alan Wood Road (Parcel 38), Plymouth Township. A brief description of the area to be condemned consists of 2,439 sq. ft. of drainage easement and 49,049 sq. ft. of temporary construction easement (TCE) from their property, for the purpose of implementing the Ridge Pike Improvement Project in Plymouth Township. Appraisal of the property was completed in October 2018, valued at \$184,200. Negotiations have been going on for a long time with very little movement, and the Association is not scheduled to vote to approve the MCTA's offer. MCTA negotiators recommend filing condemnation to hasten any delays and needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Kennedy motioned and Ms. Slizofski seconded to approve MCTA Resolution 19.6.2 authorizing the filing of Declaration of Taking of Parcel 38, owned by Plymouth Marketplace Condominium Association, for the purpose of acquiring 2,439 sq. ft. of drainage easement and 49,049 sq. ft. of temporary construction easement from their property located at Alan Wood Road, Plymouth Township to help further the implementation of the Ridge Pike Improvement Project in Horsham Township. The resolution was approved by all present.

Authorization to Award Contract for Appraisal Services – Section D Crescent Avenue to Northwestern Avenue (Parcels 5,6,8,12-14,16-30,32-39,39A,40-51)

Mr. Edmond/Mr. Popek: Gave a brief overview of the Ridge Pike Improvement Project Section D and what is entailed prior to construction. Section D runs from Crescent Avenue in

Whitemarsh Township to Northwestern Avenue at the Philadelphia border in Springfield Township. Section D will consist of 42 parcels that will need to be acquired for right-of-way acquisition. Some property acquisitions will only require TCEs while others may need to be acquired in part or in whole for furthering the 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 some of the parcels. ARS provided a not-to-exceed cost proposal of \$75,300.00 to undertake APA preparation, appraisal reviews, and waivers of valuation for 42 parcels. The Board is being asked to enter into a contract with ARS, LLC to conduct APAs and appraisal reviews, and waivers of valuation for the above-mentioned parcels.

Motion: Mr. Guzy motioned and Ms. Cunningham seconded to approve MCTA Resolution 19.6.3 authorizing MCTA to enter into a contract with Appraisal Review Specialists, LLC of Hurricane, West Virginia for a not-to-exceed sum of \$75,300.00 to perform Appraisal Problem Analysis and Appraisal Reviews for Parcels 5, 6, 8, 12-14, 16-30, 32-39,39A, and 40-51 for furthering of Section D of the Ridge Pike Improvement Project in Whitemarsh and Springfield Townships. The resolution was approved by all present.

V. County Bridge Projects

Two (2) handouts were given to the Authority: Corrected version of MCTA Resolution 19.6.4; Corrected version of MCTA Resolution 19.6.9

Authorization to Award Contract for Appraisal Services – County Bridge 27 (Fetters Mill Road – Parcels 4,5,8,10)

Mr. Edmond/Mr. Popek: Explained that the Montgomery County Roads and Bridges Department formally requested the MCTA to purchase needed right-of-way for the rehabilitation of the County-owned Fetters Mill Road Bridge (Bridge 27) over Pennypack Creek in Bryn Athyn Borough and Lower Moreland Township. The MCTA, following PennDOT's procurement practices, utilizes PennDOT's list of approved appraisers. Three firms from the PennDOT approved list were contacted for cost proposals for appraisal services. Cost proposals from the firms ranged from \$4,700.00 to \$5,100.00 for this project. The lowest quote of \$4,700.00 was submitted by Christie Davies of Bethlehem, PA.

A resolution is before the Board to approve Christie Davies to perform appraisal services on Parcels 4, 5, 8 and 10 of the Fetters Mill Road Bridge Rehabilitation Project.

Motion: Mr. Kohler motioned and Ms. Quirus seconded to approve MCTA Resolution 19.6.4 authorizing MCTA to enter into a contract with Christie Davies of Bethlehem, PA for a not-to-exceed sum of \$4,700.00 to complete appraisal services for Parcels 4, 5, 8 and 10 for furthering of the County Bridge 27 Rehabilitation Project in Bryn Mawr and Lower Moreland Township. The resolution was approved by all present.

Authorization for Condemnation – David Reeves (Parcel 2) – County Bridge 150, Camp Wawa Road

Mr. Edmond/Mr. Popek: David Reeves owns property located at 631 Camp Wawa Road (Parcel 2), Lower Salford Township. A brief description of the area to be condemned consists of 741 sq. ft. of slope easement and 2,091 sq. ft. of temporary construction easement (TCE) from their property, for the purpose of advancing the County Bridge 150 Replacement Project in Lower Salford Township. An appraisal was completed in April 2019 and valued at \$900.00. An offer was made to the property owner, but there has been a lack of communication since then. Due to the owner's lack of response the MCTA negotiators recommended filing condemnation to hasten any delays and needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Wichner motioned and Mr. Kennedy seconded to approve MCTA Resolution 19.6.5 authorizing the filing of Declaration of Taking of Parcel 2, owned by David Reeves, for the purpose of acquiring 741 sq. ft. of slope easement and 2,091 sq. ft. of temporary construction easement from their property located at 631 Camp Wawa Road, Lower Salford Township to help further the implementation of the County Bridge 150 Replacement Project in Lower Salford Township. The resolution was approved by all present.

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

Mr. Edmond/Mr. Popek: Mark G. Davis owns property located at 636 Camp Wawa Road (Parcel 4), Lower Salford Township. A brief description of the area to be condemned consists of 741 sq. ft. of fee simple, 3,223 sq. ft. of temporary construction easement (TCE) and 2,004 sq. ft. of permanent slope easement from his property, for the purpose of advancing the County Bridge 150 Replacement Project in Lower Salford Township. An appraisal was completed in April 2019 and valued at \$2,600.00. Settlement was approved last month, but a mortgage lien was discovered during the settlement process. The MCTA negotiators recommend filing condemnation to hasten any delays by the owner's bank and needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Ms. Quirus motioned and Mr. Guzy seconded to approve MCTA Resolution 19.6.6 authorizing the filing of Declaration of Taking of Parcel 4, owned by Mark G. Davis, for the purpose of acquiring 741 sq. ft. of fee simple, 3,223 sq. ft. of temporary construction easement and 2,004 sq. ft. of permanent slope easement from his property located at 636 Camp Wawa Road, Lower Salford Township to help further the implementation of the County Bridge 150 Replacement Project in Lower Salford Township. The resolution was approved by all present.

Authorization for Condemnation – Sherif Salib (Parcel 5) – County Bridge 150, Camp Wawa Road

Mr. Brown: Resolution 19.6.7 was removed from the Agenda.

Authorization for Condemnation – Great Valley Woods (Parcel 7) – County Bridge 262, Moyer Road

Mr. Edmond/Mr. Popek: Great Valley Woods owns property located at 1047 Moyer Road (Parcel 7), Upper Salford Township. A brief description of the area to be condemned consists of 120 sq. ft. of fee simple and 1,304 sq. ft. of temporary construction easement (TCE) from its property for the purpose of advancing County Bridge 262 Replacement Project in Upper Salford Township. An appraisal was completed in December 2018 and approved in March 2019. The appraised value was for \$500.00. The claimant has questioned the indemnification language in the deed document and negotiations have come to an impasse. The MCTA negotiators recommended filing condemnation to hasten any delays and needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Kennedy motioned and Ms. Slizofski seconded to approve MCTA Resolution 19.6.8 authorizing the filing of Declaration of Taking of Parcel 7, owned by Great Valley Woods, for the purpose of acquiring 120 sq. ft. of fee simple and 1,304 sq. ft. of temporary construction easement from its property located at 1047 Moyer Road, Upper Salford Township to help further the implementation of the County Bridge 262 Replacement Project in Upper Salford Township. The resolution was approved by all present.

Authorization for Condemnation – M B Investments (Parcel 8) – County Bridge 262, Moyer Road

Mr. Edmond/Mr. Popek: M B Investments owns property located at 726 Sunnyside Pike, Upper Salford Township and along Long Mill Road, Franconia Township (Parcel 8). A brief description of the area to be condemned consists of 1,637 sq. ft. of fee simple and 7,889 sq. ft. of temporary construction easement (TCE) from their property, for the purpose of advancing the County Bridge 262 Replacement Project in Franconia Township. Although the two contiguous properties are included in the condemnation documents, the actual taking will be from the Long Mill Road property in Franconia Township. An appraisal was completed in December 2018 and approved in March 2019. The appraised value was \$700.00 and the claimant counter-offered at \$4,000.00 without justification. Because of the large difference between the two values, the MCTA negotiators recommended filing condemnation to hasten any delays and needed right-of-way acquisition. A resolution is before the Board for authorization to file this Declaration of Taking.

Motion: Mr. Brown motioned and Mr. Kohler seconded to approve MCTA Resolution 19.6.9 authorizing the filing of Declaration of Taking of Parcel 8, owned by M B Investments, for the purpose of acquiring 1,637 sq. ft. of fee simple and 7,889 sq. ft. of temporary construction easement from their property located at 726 Sunnyside Pike, Upper Salford Township and Long Mill Road, Franconia Township to help further the implementation of the County Bridge 262 Replacement Project in Upper Salford Township. The resolution was approved by all present.

VI. Chester Valley Trail Extension Project

Authorization to Reimburse Professional Services Fees – Henderson Road RR, LLC (Parcel 25)

Mr. Edmond/Mr. Popek: Henderson Road RR, LLC owned certain property at East DeKalb Pike (Parcel 25), Upper Merion Township which was recently acquired by the County to further the Chester Valley Trail Extension Project in Upper Merion Township. Claimants are eligible to be reimbursed for professional services they incurred during right-of-way negotiations up to a maximum of \$4,000.00. The claimant submitted attorney fees incurred during right-of-way negotiations in the amount of \$3,594.50. A resolution is before the Board to authorize reimbursement to the claimant's attorney, Blakinger Thomas, PC, for the aforementioned fees incurred by Henderson Road RR, LLC related to the Chester Valley Trail Extension Project.

Motion: Mr. Wichner motioned and Ms. Frein seconded to approve MCTA Resolution 19.6.10 authorizing payment to Blakinger Thomas, PC a not-to-exceed sum of \$3,594.50 for attorney fees incurred during right-of-way negotiations of Parcel 25 for the purpose of furthering the Chester Valley Trail Extension Project in Upper Merion Township. The resolution was approved by all present.

VII. Authorization for Payment of Checks and Invoices

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

Motion: Ms. Quirus motioned and Mr. Kennedy 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 (no change)

Chester Valley Trail

- Upper Merion: 6 of 6 properties have been acquired
- Bridgeport: Condemnations filed on all 3 properties on June 11th

County Bridge 262 – Moyer Road, Salford

- 2 of 5 properties acquired, 2 more with condemnations authorized
- Negotiations ongoing with one property owner

County Bridge 207 – Ludwig Road, New Hanover

- 1 of 2 properties acquired
- Waiting for signed documents to move forward to settlement

County Bridge 150 – Camp Wawa Road, Lower Salford

- 1 of 4 properties acquired; condemnation on 2 parcels authorized today
- Lower Salford – handling with MOU

County Bridge 27 – Fetters Mill Road, Lower Moreland/Bryn Athyn

- APAs handled through PennDOT/ARROW; MCTA to do appraisals and negotiations
- 5 total claims; 1 waiver of valuation with Bryn Athyn Borough
- Appraisal contract authorized today

IX. Lafayette Street Extension Project Update

Mr. Edmond: East of DeKalb Street water line service work will begin this week near Ford, Franklin and Walnut Streets. The contractor has been replacing the trunk line and working on replacing the connections from the houses to the trunk line. West of DeKalb Street PECO has finished their designs for their relocated duct bank and the reconstruction of the duct bank should begin in June or July.

X. Ridge Pike Improvement Project Update – Plymouth Township

Mr. Edmond/Mr. Popek: Nothing to discuss, but project highlights will be noted during the bus tour with Board members and Staff.

XI. Ridge Pike Improvement Project Update – Whitmarsh and Springfield TownshipsCrescent Avenue to Philadelphia Line - Section D

Ms. Gilchrist: The right-of-way acquisition for Section D of the project is about to get started. The Petition to Orphans' Court was heard and the County received the approval to relocate the graves at the cemetery. The Board will be updated on when the relocation begins.

Butler Pike to Crescent Avenue Status - Section C

Ms. Gilchrist: Nothing new to add since the public meeting in April. The meeting and presentation were videotaped and will be posted on our website.

XII. Other Business

Ms. Quirus: Spoke on behalf of the Board members in recognizing Staff member, Denise VanBuskirk, for her years of service with the MCPC and the Board. Appreciative clapping ensued. Tributes flowed. Gifts were given.

XIII. Adjournment

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



The next MCTA Board meeting will be July 11, 2019 at 1:00 pm.