

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, OCTOBER 14, 2025**

SUPERVISORS PRESENT:

Danielle A. Duckett, Chair
Michael Twersky, Vice Chair
Janine Martin- absent
Tessie McNeely
Jimmy Chong

STAFF:

Mimi Gleason, Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Paul Kenny, Police Chief
Fred Zollers, Director Public Works
Melinda Haldeman, Finance Director
John Farrell, Project Manager/Emergency Management Coordinator

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:07pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors (BOS) met in executive session prior to tonight's meeting to discuss matters of potential litigation related to code enforcement and matters of real estate related to parks and open space and the public works facility.

Ms. Duckett then took a moment to mention the sudden passing of former supervisor, Kathleen Hunsicker. Each supervisor took a moment to share a memory and speak of Kath's dedication and commitment to the community. Ms. Hunsicker always stood up for what she believed in and will be missed by all.

PUBLIC COMMENT

Jim Jacquette, 413 Cedar Lane first mentioned that he worked with Ms. Hunsicker on the Park and Rec Board. He was sorry to hear of her passing.

Mr. Jacquette then asked if there were any updates to the report from the sound study carried out in September. Ms. Duckett said that the report was received on Friday, October 10th. The report will be sent to residents for them to review. Ms. Duckett then stated that the report indicated that the sound from the chiller is compliant with the ordinance. Mr. Jacquette then asked that the noise ordinance be changed as he feels it is inadequate and dated. He also stated that the temperature outside during the

testing was 63 degrees, not an accurate temperature for the situation, because when the temperature outside goes up the sound from the chiller goes up. He would also like the township and/or the district to get a health expert out to evaluate the effects of the loud sound on humans. Mr. Stein stated that we hired an expert, there is nothing else to discuss at this point.

Irene Lewis, 513 Montgomery Road, played a video of the sound coming from the chiller as of today. She stated that the sound meeting the ordinance requirements is irrelevant as the sound is still there and a bother. Ms. McNeely asked if the sound blanket and fence were of any help. Ms. Lewis said yes, it has helped, but you can still hear it once the heat of the day arrives.

Eric Rudolph, 537 Montgomery Road, stated that the nuisance remains and the integrity of the school is diminished. There are safety concerns for the students. Mr. Stein stated that this is a school district issue, not a township issue. Both Mr. Rudolph and Mr. Jacqueline disagreed, saying it is the township's job to protect its residents. The BOS stated that their power is limited. They understand the residents' concern and are sympathetic to it, but there is not much more they are able to do. Mr. Rudolph feels the issue is in the permitting and inspection process. He said the county told him the township is responsible for enforcement. Ms. Duckett stated that there was no remaining issue for them to handle, as the report states that there is no violation of the noise ordinance. The residents stated that they will wait to receive the report and then they will be back.

Eric Holmquest, 1500 Evans Road, thanked the BOS for the kind words about Kath Hunsicker. He asked that the information for her service be posted on the website and social media and received assurance that it would be.

BUILDING AND ZONING

Consider authorization of removal of historic structure on Gwynedd Estates, with conditions

Bernadette Kearney from HRMML spoke on behalf of ACTS Retirement. The Homiller House is an old farmhouse located at Gwynedd Estates. The ACTS Community is asking to demolish the house as it has fallen into disrepair over the years. The cost to restore it would be significant, and the structure serves no purpose moving forward. ACTS is offering to donate \$20,000 to the Wissahickon Valley Historical Society (WVHS) in consideration of demolishing the house and would work with the WVHS to allow them to document the home for historical record purposes prior to the demolition. Mr. Stein stated that previous plans stated that the structure would remain on the property, therefore a declaration would be required to reflect the changes to the home, should this be approved.

The BOS has concerns about the demolition of the house. Years ago, ACTS told a previous board that they would preserve the Homiller House, however they did not, therefore causing the building to fall into despair. The Township reached out to them several times over the years with violations due to the lack of maintenance, but little remediation was done. Donna Thompson, Executive Director at Gwynedd Estates, indicated that money was spent on the house before she was hired. However, nothing has been done for the past six to seven years, so now it is really falling apart. They would like to remove the house and make the area a nice place for residents to enjoy. Robbie Sutton, who oversees

construction services for ACTS, said some work was done on the house years ago, but he is unsure exactly what work was completed and offered to look into this further.

After some additional discussion, the BOS asked ACTS to come back with information about what has been done to maintain the house and a plan for the space if the house is demolished. The BOS would like to see the area preserved as green space, and a method for ensuring the area would remain that way. Once a plan is presented then the BOS will consider approving the demolition. Mr. Twersky made a motion, seconded by Ms. Duckett, to table this decision for a future meeting. Motion passed 4-0.

GENERAL BUSINESS

Consider approval of contract with Boyle Construction Management for a not-to-exceed amount of \$165,260 for construction management services for a new Public Works Facility

Mr. Farrell said we are preparing to enter the design phase for the new Public Works Facility. To ensure that the process runs smoothly, it was suggested that the Township hire a construction manager to assist with the process. Staff spoke with five construction management firms and interviewed three, and are recommending a contract be awarded to Boyle Construction. Boyle has extensive experience and an excellent reputation with design and engineering firms, as well as experience handling RACP grant requirements. Ms. Duckett made a motion, seconded by Mr. Twersky, to award a contract for construction management during the pre-construction phase for the new Public Works facility to Boyle Construction in an amount not to exceed \$165,260.00. Motion passed 4-0.

Authorize issuance of RFP for appointed auditor

Resolution #2023-20 requires a review and selection process every five years for professional services. Staff are asking for authorization to initiate a Request for Proposals (RFP) for an Auditor/CPA firm. We are asking ahead of schedule as our current firm has been sold twice this year delaying our 2024 audit. The BOS asked for clarification regarding how we choose a firm. Ms. Gleason said that we do not have to award the service to the lowest bidder. We can choose the firm that we feel provides the greatest value to the township. We will also check references, as they can make a difference when choosing a professional service. Ms. Haldeman stated that the RFP requires that a senior accountant be involved in the audit process. Mr. Stein indicated that there will always be a termination clause should there be problem. Ms. Duckett made a motion, seconded by Ms. McNeely, to authorize staff to initiate the RFP process for an auditor for 2025-2027. Motion passed 4-0.

Authorize issuance of RFPs for Township Engineer and for Traffic Engineer

Resolution #2023-20 requires a review and selection process every five years for professional services. Staff are asking for authorization to prepare and issue an RFP for both a Township Engineer and a Traffic Engineer. Ms. Duckett made a motion, seconded by Ms. McNeely, authorizing staff to prepare and issue separate RFP's for a Township Engineer and a Traffic Engineer. Motion passed 4-0.

Financial report – September 2025

Ms. Haldeman provided the Financial Report for September of 2025. Mr. Twersky had a question regarding the Year-to-Date Actuals. Ms. Haldeman clarified that we are right where we should be. There is nothing concerning and expenses are all on point.

Approval of invoice report for October 14, 2025

The BOS received the invoice report for checks dated October 14, 2025, totaling \$732,793.92. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoices dated September 30, 2025. Motion passed 4-0.

Approval of minutes – September 30, 2025

The BOS received the meeting minutes from the September 30, 2025, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 4-0.

SUPERVISOR LIAISON REPORTS

There were no liaison reports provided for this meeting.

STAFF UPDATES

Chief Kenny stated that it has been a somber week as there was another member of the community that passed last week, in addition to Kathleen Hunsicker. Jonathan Deck was 35 when he lost his life to cancer on October 9th. He was a volunteer firefighter with the Wissahickon Fire Company. Jonathan and his family ran businesses in Ambler for the community, including Decks Hardware and Decks Landscaping. Chief Kenny also said a few words about Kath Hunsicker. For many of her years on the BOS, she was the only woman on the Board, but she was never intimidated. She did not always agree with everyone, but she was respectful and always gave her opinion. Both Kathleen and Jonathan will be missed by both their families and the community.

Ms. Gleason echoed the Chief's words about Kath, who welcomed her from the start of her time as manager. Kath was a help while Mimi learned and adjusted to the township.

SUPERVISORS COMMENTS

Ms. McNeely thanked everyone for the comments about Kathleen and Jonathan and shared her fond remembrance of Kathleen. She also thanked everyone who was involved with the Tree Giveaway event. It was a success.

Mr. Chong sends his thoughts and prayers to the families affected by the loss of their loved one.

Mr. Twersky thanked Ms. Farzetta for her work planning the Volunteer Reception. The food was great, and everyone had a good time.

Ms. Duckett echoed Mr. Twersky's comments. She also thanked all the volunteers on our boards and commissions for all their work throughout the year. We are grateful to all those who help with public service. During this somber time, we are grateful for our interactions and dedication.

Adjournment

Ms. Duckett made a motion to adjourn seconded by Mr. Twersky at 8:20 pm. Motion passed 4-0.

Respectfully submitted,

Michelle Farzetta
Office Manager