

BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

December 17, 2025 - 6:30 PM

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Presentation: To outgoing members of the Board of Commissioners: Joshua L. Grimes, Ward 2; Anthony C. Stevenson, Ward 4; Andrew S. Gavrin, Ward 6; Shawn Kraemer, Ward 8; and, Rick Churchill, Ward 14.**
- 4. Approval of Minutes**
 - a. Minutes of a special meeting of the Board of Commissioners held on November 12, 2025 and a stated meeting of the Board of Commissioners held on November 19, 2025, as distributed.
- 5. Announcements**
 - a. The Board met in Executive Session on December 3, 2025 and December 10, 2025 and will meet on December 17, 2025 to receive reports from its professional staff.
 - b. Thursday, December 25, 2025, Christmas Day and Thursday, January 1, 2026, New Year's Day are legal holidays. The Township Administration Building and Libraries will be closed for business, and there will be no refuse or recycling collection.
 - c. The 64th Biennial Reorganization Meeting of the Board of Commissioners will be held on Monday, January 5, 2026 at 7:00 p.m. in the Board Room of the Township Administration Building.
 - d. Monday, January 19, 2026, Martin Luther King, Jr. Day is a legal holiday. The Township Administration Building and Libraries will be closed for business, and there will be no refuse or recycling collection.
- 6. Public Privilege of the Floor**

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

Response to Public Privilege of the Floor - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any

statement made by a member of the public during the Public Privilege portion of the agenda.

7. Public Comment

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

Response to Public Comment - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address or respond to any statement made by a member of the public during the Public Comment portion of the agenda.

8. Consent Calendar

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. **AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW**
- b. **RECEIPT OF LOWER MERION TOWNSHIP HOUSING NEEDS ASSESSMENT AND ACTION PLAN**
- c. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
- d. **AWARD OF CONTRACT - COUNTY LINE ROAD IMPROVEMENTS**
- e. **RESOLUTION - 2026 REAL ESTATE TAX CREDIT CRITERIA FOR FIREFIGHTER/AMBULANCE VOLUNTEERS**
- f. **APPROVAL OF PROPOSED 2026 BUDGET AMENDMENT - CONTRIBUTIONS TO OUTSIDE AGENCIES**
- g. **APPROVAL OF 2026 BUDGET AMENDMENT - FUNDING FOR ELECTRIC LEAF BLOWER EQUIPMENT**
- h. **APPROVAL OF 2026 NON-UNION EMPLOYEE WAGE INCREASES**
- i. **APPROVAL OF 2026 POLICE MANAGEMENT EMPLOYEE WAGE INCREASES**
- j. **AWARD OF CONTRACT - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OWNER-OCCUPIED HOUSING REHABILITATION SERVICES**

9. Building and Planning Committee

- a. The Consent Calendar contains items referred from the December 10, 2025 meeting of this Committee (items a - c).

10. Finance Committee

- a. **REJECTION OF BIDS - UNION FIRE RENOVATIONS**
- b. The Consent Calendar contains items referred from the December 3, 2025 meeting of this Committee (items d - i).
- c. A meeting of Finance Committee will be held on Wednesday, December 17, 2025 at approximately 6:20 p.m. at which time the following item may be referred to the Board of Commissioners for action: Authorization to Accept A Proposal for Property and Liability Insurance Coverage. Additional information may be found on the agenda for the aforementioned Finance Committee meeting.

11. Grants & Community Development Committee

- a. The Consent Calendar contains items referred from the December 10, 2025 meeting of this Committee (item j).

12. Public Hearings & Adoption of Ordinances

- a. **ADOPTION OF ORDINANCE - 2025 DEFICIENCY**
- b. **ADOPTION OF ORDINANCE - 2026 TAX LEVY AND APPROPRIATIONS**
- c. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - Tobacco Retailer & Lot Occupation Zoning Amendments**
- d. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - Freestanding Ground & Monument Signs Zoning Amendment**
- e. **ADOPTION OF ORDINANCE - CHAPTER 138, TAXATION - IMPLEMENTATION OF ACT 58 AFFORDABLE HOUSING INCENTIVES**
- f. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - PARKING METER RATE REVISIONS**
- g. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - LANCASTER AVENUE SPEED LIMIT AND NO TURN ON RED RESTRICTIONS**

13. Unfinished Business

14. New Business

15. Adjournment