

January 11, 2022

The regular monthly meeting of the Board of Commissioners of West Norriton Township was convened at 7:00 PM on the above date by President Smock. Commissioners Eckles, Milazzo, Pavone and Miller were also in attendance, as were: Jason Bobst; Sean Kilkenny, Esquire; Kathy Frederick; Michael Kelly; Donna Horn; Michael Valyo; Jon Dzedzy; TJ Figaniak; Ed Brown; Michael Housley and Rich Shilling. After the pledge of allegiance was recited, the meeting proceeded.

Hearing
Ordinance
No. 2021-753

Upon motion of Ms. Pavone, seconded by Ms. Eckles, the hearing on proposed Ordinance No. 2021-753 amending RA Building Height Restriction was opened by Sean Kilkenny, Esquire. Mr. Kilkenny summarized the intent of the Ordinance, noted that the Township and County Planning Commissions reviewed it favorably and identified exhibits as follows: T1 - Advertisement; T2 - Review by Township Planning Commission; T3 - Review by Montco Planning Commission; T4 - Ordinance.

Public comment was received from L. James Watters, III of 1 E. Indian Lane who stated that "height is a good thing". In response to Mr. Watters' comment regarding requirements on the height of the first floor, Mr. Valyo noted that there is a float in place by the Township of 18" above Base Flood Elevation (BFE).

There being no further public comment, the hearing was closed and the meeting reopened upon motion of Mr. Miller and seconded by Mr. Milazzo.

Minutes
Approval

Upon motion of Ms. Milazzo, seconded by Ms. Eckles and unanimously passed by the Board were the minutes of its work session of December 7, 2021 and regular meeting of December 14, 2021.

Report of Bills
Approval of
checks

Ms. Horn read the Finance Committee Report and requested approval of: General Fund and Golf Club payroll checks in the amount of \$28,097.60; payroll vouchers in the amount of \$459,369.08; and the Payment Approval Report of \$430,730.75. Upon motion of Mr. Miller, seconded by Ms. Pavone and unanimously approved was the aforementioned finance report.

Committee
Reports:
Admin & Finance

Mr. Bobst highlighted the agenda items under New Business and expanded on the new items regarding the Jeffersonville Golf Club. In that regard, Mr. Bobst explained that the boiler in the banquet facility at the golf course suffered a 4" pipe break. As a result, Code Enforcement Director Booz and Rick Miles, an electrical inspector from Remington, Vernick & Beech, inspected the building. The result of that inspection found that the building failed under Township and UCC Codes, and as such the U & O permit should be removed. Mr. Bobst went on to say that the inspectors are requesting condemnation of the building due to the fact that the beams shoring up the building, which

were done in 2014 as a result of a roof collapse, are now failing. Mr. Bobst is recommending that a structural engineer come in to view the condition and determine if condemnation is required. These conditions, along with many others, including the age and under-sizing of the original pipes, combine to make this building unsafe. Mr. Bobst mentioned that he met last week with counsel, planners, engineers, code officials and golf personnel to discuss where to go from here. The first logical step is submitting a Land Development Application to the Township's and County's Planning Commissions to start that formal application process. Also, per Mr. Bobst, concerns surround having 2 projects going at the course at the same time. Therefore, staff is suggesting putting the Short Course on the shelf right now to use that area for construction, staging, parking, etc. for the banquet facility. Per Mr. Bobst, this is a matter of needs vs. wants for the health and safety of the course. In response to an inquiry by Mr. Smock regarding the emergency demolition, Mr. Bobst stated that perhaps federal funding could be obtained since asbestos is present. It was also mentioned by Mr. Bobst that we would repurpose the original wood, stone, etc. to use in the new building. Ms. Milazzo inquired about timing of the demolition. Mr. Housley added that this is the busiest course in the area, with 51,000 rounds last year (12,000 - 15,000 more rounds than the next busiest course), and with parking already being tight he would not want to burden golfers with too much more.

In conclusion, Mr. Bobst commented that he was sorry to put all of this on the Board at this time and that it is a tough decision. Mr. Miller replied "we were elected to make the tough decisions".

Treasurer Horn did not present her report at the meeting; however, she has submitted her summary which shows cash balances in the various funds as follows:

	<u>November 30th</u>	<u>December 31st</u>
General Fund	10,887,473.70	10,485,790.53
PLGIT 10105000	83,168.17	75,308.24
PLGIT CD - SEWER	1,497,688.49	1,497,716.23
Golf Fund	238,331.51	181,503.85
Escrow Fund	500,327.44	478,233.66
Sinking Fund	4,187.45	4,187.56
Liquid Fuels	321,000.33	319,671.91
Capital Reserve PLGIT	21,422.74	21,423.17
Capital Reserve PLIGIT PLUS	19,520.50	19,520.50
Sewer Capital Acct	3,398,562.84	3,398,848.30
WN 2020 Project Fund	142,984.48	142,996.62
Vehicle Replacement Fund	674,346.43	674,403.68
Police Pension Citizens	192,797.79	206,069.89
Non-Uniform Pension Citizens	8,912.50	9,842.55
Grants, DUI	0.00	0.00
Grants, Misc.	383,355.90	355,794.58
Traffic Impact Fee	394,683.80	393,802.30

- Public Safety** Chief Kelly highlighted the monthly public safety report and statistics on citations, arrests, calls, etc. and noted that in 2021 the Police Department received an average of 1,000 calls per month.
- Public Works & Planning** The highlights of the Public Works & Planning report were presented by Mr. Valyo. In response to an inquiry by Ms. Eckles about the compost site, Mr. Valyo stated that the location of the site is at the Norristown Farm Park and that the mulch created therefrom is taken to Jefferson Fire Company for use by the residents.
- Building & Permitting** In Mr. Booz's absence, the highlights of the Building & Permitting report were presented by Mr. Valyo.
- Recreation** The Recreation report was prepared and highlighted by Mr. Dzedzy who congratulated all holiday house decoration contest winners and participants. Also, Mr. Dzedzy announced that the Silver Circle has cancelled its January meeting due to COVID concerns.
- Jeffersonville Golf Club** Mr. Housley presented the monthly golf report as well as the 2021 vs. 2020 revenue and rounds numbers. By all accounts "it was a great year" Mr. Housley commented. He added that public perception and accolades of the course have never been better, which, he stated, is in huge part to Mr. Shilling and his staff who do a tremendous job keeping the course in country club condition.
- Sanitary Sewer** The highlights of the monthly Sanitary report were given by Mr. Figaniak who announced that the dual auger system at the Rittenhouse Pump Station has been installed and that the proposal for the design, submission, permitted, etc. of the Rittenhouse Pump Station Force Main Project is on the agenda for this evening.
- Engineer** The Engineer's Report of Gilmore & Associates was prepared and highlighted by Mr. Brown who mentioned that they are working with PECO on a small electrical issue at Padden Park and with Markley Farms on a punch list for roads.
- The Committee reports were approved by motion of Ms. Eckles, seconded by Mr. Miller and unanimously agreed by the Board.
- Commissioners' Comments** Mr. Eckles inquired of Mr. Miller about the status of the Board's quarterly donation. Mr. Miller replied that he is looking for more information on the global vs. local beneficiaries of same. Mr. Eckles suggested donating to a book club group that includes Norristown and East Norriton as well as our Township. In response to an in additional inquiry by Ms. Eckles regarding funding public transit like Upper Merion does, Mr. Bobst commented that if areas of the Township are underserved by public transit, we can look to SEPTA for added stops.

Ms. Milazzo announced that for the Martin Luther King Day of service, she would be holding a collection of personal and household items to benefit Mitzvah Circle on January 22nd at the Township building from 10:00 AM - 3:00 PM.

Mr. Miller commented that it is great to hear how the golf course is progressing and how it is measuring up and he inquired about the proposed timeline for the delayed start of the Short Course.

Public Comment

Per Mr. Bobst, no written public comments were received prior to the meeting.

L. James Watters, III of 1 E. Indian Lane began by wishing all a "Happy New Year". Mr. Watters voiced his concerns and suggestions about, among other things, defective lights, icing issues, solar power at the golf course and murals or advertising on traffic switch boxes. In conclusion, Mr. Watters mentioned that he is looking for a report from the NMWA on flood damage.

There being no additional public comments offered, upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the public comment portion of the meeting was closed.

New Business

Upon motion of Ms. Milazzo, seconded by Ms. Eckles and unanimously agreed, the Board adopted Ordinance No. 2021-753 Amending RA Building Height Regulations (copy attached).

Upon motion of Mr. Smock, seconded by Ms. Milazzo and unanimously agreed, the Board approved the Proposal of Gilmore & Associates for its work on the Rittenhouse Pump Station Fore Main Project.

Upon motion of Ms. Eckles, seconded by Ms. Milazzo and unanimously agreed, the Board rejected the bids for the Short Course Project at Jeffersonville Golf Club.

Upon motion of Mr. Smock, seconded by Ms. Milazzo and unanimously agreed, the Board authorized the condemnation and demolition of the existing banquet facility at the Jeffersonville Golf Club.

Upon motion of Mr. Smock, seconded by Mr. Miller and unanimously agreed, the Board awarded a Non-Profit Grant from the Township's funds received via the American Rescue Plan to Habitat for Humanity.

Upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the Board approved the 2021 Fire Call Credit list of Jefferson Fire Company No. 1 and authorized payment to the volunteers listed "with gratitude for those who serve".

Upon motion of Mr. Smock, seconded by Mr. Miller and unanimously agreed, the Board approved the Employment Contract of the Township Manager, Jason Bobst. Mr. Bobst thanked the Board for his confidence in him for at least another two (2) years.

Schedule of Meetings

It was announced by Mr. Bobst that upcoming meetings are scheduled as follows:

- Environmental Advisory Council - February 2nd
- Planning Commission - None;
- Zoning Hearing Board - January 19th - Variances for permitted use @ 2400 W. Main Street (Tower Co.) and 933 Mystic Lane (Estock); and
- Human Relations Commission - January 27th via Zoom

Adjournment

There being no further business, at 8:12 PM, on motion of Mr. Miller and seconded by Ms. Eckles, the public meeting was adjourned.

Kathy Frederick
Assistant Secretary