

July 13, 2021

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 Miller. Commissioners Eckles, Milazzo, Pavone and Smock were also in attendance, as were: Jason Bobst; Daniel Grieser, Esquire; Kathy Frederick; Michael Kelly; Stephen Morris; Donna Horn; Michael Valyo; Jon Dzedzy; Michael Housley; T.J. Figaniak; and Erik Garton.

Presentation

The results of the Feasibility Study for Jeffersonville Golf Club were presented by Chris Lankenau and Jim Hartling of Urban Partners. The power point presentation began with the Project Background, including the potential uses of the Club, its design and sustainability. The contents of the study, which were broken down into three (3) categories: Events Use Market, including weddings, parties, corporate events and golf outings; Restaurant Market which indicated a potential of \$4M opportunity in a 3-mile trade area radius; and the Financial Feasibility consisting of estimated income and expenses of three (3) models to operate, i.e., Model 1 - Food Service Operation by Township, Model 2 - Food Service Operation by Designated Caterer, and Model 3 - Township Operation with Outside Preferred Caterers. A review of the three models revealed Net Operating Cash Flow of each model as follows: Model 1 - \$295,000.00; Model 2 - \$219,200.00; and Model 3 - \$184,400.00.

Discussion and questions by the Board followed, including, but not limited to: who has marketing responsibility; what salary was used in calculations for the events coordinator; do figures include the cost and revenue from golf simulators; comparison to other courses in the area in rounds, revenue and condition of the course; and availability of Township use of facilities for programs, community space, etc.

Mr. Miller thanked Messrs. Lankenau and Hartling for the "very informative presentation" and stated that this project will hopefully create jobs and improve what our Township has to offer. It was noted by Mr. Bobst that the completed presentation is available on the Township's website.

**Minutes
Approval**

Upon motion of Ms. Milazzo, seconded by Mr. Smock and unanimously passed by the Board were the minutes of its work session of June 1, 2021 and its regular meeting of June 8, 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 \$27,171.18; payroll vouchers in the amount of \$281,103.60; and the Payment Approval Report of \$767,477.95. Upon motion of Ms. Eckles seconded by Ms. Milazzo and unanimously approved was the aforementioned finance report.

Committee Reports: Admin. & Finance

Mr. Bobst highlighted the agenda items under New Business and added the following:

The Township received its first payment of \$817,100.00 from funding via the American Rescue Act and created a new GL item for residential sewer credits and a local hospitality program, but is looking for direction on how to spend the additional \$817,100 to be received in 2022. Per Mr. Grieser, these funds cannot be used on streets or infrastructure, but most other things are permitted. Mr. Miller added that we prefer to look sooner than later to get the funds into the hands of those that need it.

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>May 31st</u>	<u>June 30th</u>
General Fund	12,802,196.66	13,494,535.98
PLGIT 10105000	51,223.82	34,420.18
PLGIT CD - SEWER	1,497,596.72	1,497,609.45
Golf Fund	3,485.16	111,773.83
Escrow Fund	483,759.61	474,863.77
Sinking Fund	11,686.82	4,186.92
Liquid Fuels	606,581.86	597,613.73
Capital Reserve PLGIT	21,420.50	21,420.86
Capital Reserve PLIGIT PLUS	19,520.50	19,520.50
Sewer Capital Acct	3,580,796.31	3,575,903.17
WN 2020 Project Fund	893,488.95	799,724.14
Vehicle Replacement Fund	690,547.03	694,226.75
Police Pension Citizens	148,269.98	156,334.99
Non-Uniform Pension Citizens	4,949.97	5,568.31
Grants, DUI	0.00	0.00
Grants, Misc.	218,733.75	218,751.39
Traffic Impact Fee	408,945.63	408,992.67

Public Safety

Chief Kelly highlighted the monthly public safety report, and he mentioned that a "Coffee with a Cop" event is being planned for September.

In response to an inquiry by Mr. Smock as to speeding on Burnside Avenue and complaints about it on "Next Door", Chief Kelly stated that more speed signs have been ordered, but that he was unaware of such speeding complaints.

Public Works & Planning

The highlights of the Public Works and Building-Plumbing reports were presented by Mr. Valyo who mentioned that we are still waiting on the contractor for storm drain repairs on Liberty and Union. It was also mentioned by Mr. Valyo that PA American Water Company was out to discuss clogged line repairs at Clearview and Pennfield; however, after a resident claimed that the line has been clogged for 35

years, PA American Water Co. is rethinking repair if doubt exists that its contractor damaged it.

Recreation

The Recreation report was prepared and highlighted by Mr. Dzedzy who provided an update on the parks' projects and their completion in the coming weeks.

Per Mr. Dzedzy, outdoor movie night will be moved to Labor Day to coincide with fireworks at the conclusion of the movie. In response to an inquiry by Mr. Smock, Mr. Dzedzy stated that the Township uses a company called International Fireworks for its fireworks display and pays approximately \$8,000.00 for same.

Finally, Mr. Dzedzy replied to an inquiry by Ms. Milazzo by stating that the new pavilion at Centennial Park measures 30' x 44' and seats 50 - 60 comfortably.

**Jeffersonville
Golf Club**

Mr. Housley presented the monthly golf report and announced that the second quarter of 2021 has seen record numbers in rounds and revenue in each of the months of April, May and June. It was also noted by Mr. Housley that the course's perception by players and residents has never been better, nor have we ever received more accolades.

Sanitary Sewer

The highlights of his monthly Sanitary Report were presented by Mr. Figaniak who mentioned that construction is under way on the Forrest Avenue Pump Station and is slated for substantial completion in 4 - 6 weeks.

Also, regarding the proposed dual auger purchase, Mr. Figaniak noted that the comminator was brought over from the old station and it is too small and too old. According to Mr. Figaniak, in times of high flow, our flow bypasses the clarifier and, as explained in detail by Mr. Figaniak, the dual auger system will catch things that bypass our comminator. The company that makes the dual auger would like to use this site as a Beta test site and bring others here for an example. Mr. Figaniak noted that to replace the comminator in kind, it would cost approximately \$35,000.00, but it is too small. In response to an inquiry by Ms. Pavone, Mr. Figaniak stated that he has some concerns about it being a beta test, but he feels confident knowing that it has been getting good results in its use in a similar application (albeit horizontal vs. vertical).

Engineer

The Engineer's Report of Gilmore & Associates was prepared and highlighted by Mr. Garton who mentioned that he is recommending that the base bid only be awarded on the Sewer Budget Road Paving Program to DelVal Paving in the amount of \$196,600.00.

The Committee reports were approved by motion of Ms. Milazzo, seconded by Ms. Eckles and agreed by the Board.

Public Comment

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

Mary Ellen Moran of 714 Port Indian Road commented that the additional funds received from the sale of golf carts was "great news", and she thanked Mr. Figaniak for the additional information he provided on the auger and comminator. In response to an inquiry by Ms. Moran about the status of the dog park, it noted that we are at a point where we are discussing, but not at a point to make a decision; however, the ad hoc committee's findings will be brought before the Board at some point for discussion. Ms. Moran concluded by inquiring about imposing a fee for the use of the new pavilion at Centennial Park.

Leroy James Watters, III., 1 E. Indian Lane, commended the tree work and planting of trees on the golf course; however, he reiterated his concerns over the flooding on Whitehall Road. Also, it was mentioned by Mr. Watters that, after speaking with the manager of Stoneybrook, that Stoneybrook would be very happy with a dog park since they are pet-friendly. Mr. Watters concluded by adding that it would be a good thing if the sewer plant could run on solar and hydro power.

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

Commissioners' Comments

No Commissioners comments were offered or given.

New Business

Upon motion of Mr. Miller, seconded by Ms. Eckles and unanimously agreed, the Board adopted Resolution #21-1675 Authorizing the Sale of Personal Property to the highest bidders on Municibid for golf carts totaling \$88,851.00 (copy attached).

Upon motion of Ms. Milazzo, seconded by Mr. Smock and unanimously agreed, the Board authorized the execution of the Memorandum of Understanding with the Norristown Municipal Waste Authority (NMWA) memorializing sharing of payment of capital costs of NMWA (copy attached).

Upon motion of Ms. Milazzo, seconded by Ms. Eckles and unanimously agreed, the Board authorized the design of the Rittenhouse Force Main Upgrade as prepared.

Upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the Board authorized the execution of the Agreement of Sale for Dual Auger for Rittenhouse Pump Station.

Upon motion of Ms. Milazzo, seconded by Ms. Eckles and unanimously agreed, the Board awarded the bid for the Padden and Centennial Parks Paving Project to the low bidder Mecco Constructors in the amount of \$625,163.50.

Upon motion of Mr. Miller, seconded by Ms. Pavone and unanimously agreed, the Board awarded the bid for the Improvements at Intersection of W. Marshall Street and Whitehall Road to the low bidder Wampole-Miller, Inc. (dba Miller Bros.) in the amount of \$554,207.68.

Upon motion of Ms. Milazzo, seconded by Mr. Miller and unanimously agreed, the Board awarded the bid for the 2021 Sewer Budget Road Paving Project to the low bidder Delaware Valley Paving in the amount of \$196,600.

Upon motion of Mr. Miller, seconded by Ms. Eckles and unanimously agreed, the Board accepted Purdue Pharma LP's Chapter 11 Plan of Reorganization (Purdue Plan). According to Mr. Grieser, this Purdue bankruptcy is part of the class action in which we are a party, that this is a good plan and that any money received will be used for opioid abatement.

Upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the Board authorized an access ban to the Jeffersonville Golf Club on Mark Cost for his threats of bodily harm to golfer and terroristic threats to course staff as a result of errant golf balls hitting his home and/or property. According to Chief Kelly, Mr. Cost's threats have risen to the level of a criminal offense. In response to an inquiry by Mr. Smock as to what we can do alleviate the concerns of Mr. Cost, Mr. Bobst stated that we have previously extended the fence 30', but to no avail.

Schedule of Meetings

It was announced by Mr. Bobst that the following meetings are scheduled this month:

- Environmental Advisory Council - August 2nd @ 7:00 PM;
- Planning Commission - July 19th @ 7:00 PM;
- Zoning Hearing Board - July 28th @ 7:00 PM;
- Human Relations Commission - July 22nd @ 7:00 PM

Adjournment

There being no further business, at 8:43 PM, on motion of Ms. Eckles and seconded by Mr. Smock, the public meeting was adjourned.

Kathy Frederick
Assistant Secretary

