

Mr. Miller, President of the Board, convened the work session at 7:00 p.m. on the above date via ZOOM. Present were Commissioners Eckles, Milazzo, Pavone and Smock. Also present were: Jason M. Bobst; Kathy K. Frederick; Dan Grieser, Esquire, Michael Kelly, Stephen Morris; Donna Horn; Michael Valyo; Jonathan Dzedzy; and Michael Housley.

**Comment** Mr. Miller expressed his gratitude to the Public Works Department for its “spectacular” job of cleaning up the roads from the recent snowstorms.

**Discussion** A. With regard to the RCAP Grant, Mr. Bobst noted that the Township received \$1M for banquet facility improvements at Jeffersonville Golf Club so staff got together a list of site work and demo options and sent an email to the Board outlining same. According to Mr. Bobst, these projects could be done in a phased approach while pursuing additional RCAP Grants and other funding and could drive down the cost from \$9.8M to \$9.157M, thereby reducing the borrowing to \$8.157M (after \$1M grant). The \$1M grant funding must be accepted within thirty (30) days, and a call has been placed to determine that exact date, per Mr. Bobst. Mr. Housley added that consideration was given to renovating the existing building before going down the road to building a new facility; however, due to the advanced age of the building, the undersized kitchen, the structural deficiencies, the eroded plumbing and water lines and the atrocious condition of the restrooms, the facility is in a dangerous condition.

In response to an inquiry by Ms. Milazzo as to our responsibility if we accept the \$1M grant, Mr. Bobst stated that we can pick off items from the original plans, as long as they fit the narrative that we put together and submitted with the grant application. With regard to an inquiry about the golf simulators, Mr. Housley stated that the closest facility that has any is Linfield National and the simulators are booked “all of the time” and that, as a result thereof, Linfield National had \$31,000.00 in beer sales in January of 2020. Mr. Smock added that he toured the building and it is a disgrace, but that he sees the potential for a new facility to be a jewel and a place for people to hang if we cater to the community and not just to golfers. It was added by Mr. Smock that his concerns are financial and he would like to see some numbers from a financial person as we need to be fiscally prudent and that he would not encumber the taxpayers for this project. Mr. Bobst stated that he too is cognizant of the cost and that the vision for this is to be an entertainment complex and noted that the best model to compare is that of Cranberry Highlands. Mr. Miller concurred and added that he sees this as something to be enjoyed by all with a restaurant, entertainment, a revenue generator, a job creator and capitalizing on the local courses which have gone in the past 10 years. It was added by Mr. Housley that the trajectory of this course is “unbelievable” and that “we have country club conditions on a

municipal course. Mr. Bobst agreed to bring in some financial information from a third-party financial consultant. In response to that, Ms. Milazzo concluded by stating that perhaps sharing the third-party research will help the Board make a decision moving forward.

B. Per Mr. Bobst, the Verizon Cable Franchise Agreement has been negotiated by Cohen Law Group from Pittsburgh through the Township's participation in the Montgomery County Consortium of Communities. The Agreement is five (5) years in length and sets the standards for cable services, fees, response times, repairs, etc. for our residents and is approximately a year out from expiring. According to Mr. Bobst, a percentage of the gross revenue goes to the Township, which is capped at 5%, and approximately \$340,000.00 in fees are generated (1/2 from Comcast and 1/2 from Verizon). It was added by Mr. Grieser that this Agreement must be adopted by Ordinance; therefore, it must be advertised and passed next month if agreed. Mr. Grieser added that the fee is a "pass through".

Mr. Bobst stated that the following items would be considered for adoption at the Board's regular meeting of February 9, 2021:

- Manager**
- A. The Cable Franchise Agreement;
  - B. Acceptance of the resignation of Jean Bochnowski from the Environmental Advisory Council; and
  - C. Appointment to the Environmental Advisory Council due to the resignation of Ms. Bochnowski,

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

**Public Comment**

Kim Haymans-Geisler of 1810 Ardin Drive stated that she is desirous of having the golf course thrive; however, she is concerned about hiring 35 employees and the costs associated therewith. According to Ms. Haymans-Geisler, she has been following the course improvement presentations for a long time and that mention was made to fashion the clubhouse/banquet facilities after Audubon. As such, Ms. Haymans-Geisler invited someone to contact Jean at Audubon for her input and refer information. Also, it was mentioned by Ms. Haymans-Geisler that she is glad that the Commissioners are going to be fiscally responsible since the Township Manager is "so embedded in this project". Finally, Ms. Haymans-Geisler concluded by suggesting that JGC partner with a school or university as Plymouth Township does with Villanova University with the use of its baseball field.

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

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February 2, 2021

According to Mr. Bobst, a ZOOM meeting of the Environmental Advisory Council is scheduled for February 3<sup>rd</sup> @ 7:00 PM, and a meeting of the Planning Commission is scheduled for February 15<sup>th</sup> @ 7:00 PM.

**Work Session**

There being no further items on the Agenda, upon motion of Ms. Eckles seconded by Mr. Smock and unanimously approved, the work session was adjourned at 8:07 PM.

**Upcoming Meeting** Kathy K. Frederick  
**Dates** Assistant Secretary

**Adjournment**

