

July 5, 2022

*Mr. Smock, President of the Board, convened the work session at 7:00 PM on the above date. Also, present were Commissioners Milazzo, Eckles, Pavone and Miller, as well as: Jason M. Bobst; Sean Kilkenny, Esquire; Kathy Frederick; Michael Kelly; Stephen Morris; Donna Horn; Michael Valyo; Allan Booz; and Ed Brown. After reciting the Pledge of Allegiance, the meeting proceeded.*

**Presentations**

*JGC Financing*

*Daryl Peck, Financial Advisor of Concord Public Finance prepared and presented a Review of Plan and Finance Options for the Jeffersonville Golf Club Banquet Facilities Project. After presentation and discussion of the cost of the Project, budgetary impacts, terms of the borrowing, comparison of the options and possible refinancing, among other things, it was mentioned by Mr. Bobst that he favors the 20-year scenario. Mr. Miller concurred that the 20-yr term “makes more sense”, as did Mr. Smock and Ms. Milazzo, and Mr. Miller requested confirmation that this project only impacts the golf fund budget and not the general fund budget. In response to an inquiry by Mr. Smock, Mr. Bobst stated that this is the largest capital project that the Township has ever done, followed by the \$6M reconstruction project of the Rittenhouse Pump Station, and Mr. Smock inquired if there is any way to make sure that the Township can be insulated against this coming against the general side of the budget. Mr. Kilkenny replied that he would look into that question. The discussion concluded with a presentation of the financing timeline and Mr. Bobst confirming that an RFP for financing will be sent out.*

*T-Mobile*

*Nolan Finnerty, Esquire of Timoney Knox, counsel for T-Mobile on its proposed land development plans at 30 S. Montgomery Avenue, introduced himself and Glen Kelczewski, Engineer for Bercek & Associates, and Charles Gornowich of SWSG PC. On behalf of T-Mobile, Mr. Gornowich stated that 5,000 cell towers are controlled through this T-Mobile site and he gave a history of the property and its acquisition of 3 parcels. Mr. Gornowich explained the proposed land development at the T-Mobile site to include 2 phases with Phase I being stormwater redirection via underground retention, installation of generators and a generator pad and widening of the driveway from 18’ to 20’. Phase II, as described by Mr. Gornowich will include the construction of a second building on the adjacent parcel to contain, among other things, 4 generators and 18-20 air conditioners. Mr. Kelczewski reviewed the list of waiver requests, including: a traffic study, driveway width of 20’ and deferring plantings and landscaping and also to defer curbing and sidewalk to Phase II to prevent damage during construction. In response to an inquiry by Mr. Smock as to addressing flooding, Mr. Kelczewski mentioned that it is the intention of T-Mobile to install stone and underground piping to help prevent ponding on the roadway.*

*Discussion and questions by the Board included, among other things, water runoff, truck traffic, noise, energy recovery and heat dissipation. Thereafter, Mr. Bobst suggested submission of one application for preliminary and final land development and put in all of the waivers up front to approve ahead of need. In response to an inquiry by Mr. Kilkenney, Mr. Bobst confirmed that the Township and County Planning Commissions reviewed the plans and approved same, and that the next step is a waiver letter prepared by Gilmore, approved by the Solicitor and listed for adoption at Tuesday's Board meeting.*

**Discussion/  
Status Update**

*A. Regarding the proposed plastic bag ban, Mr. Bobst confirmed that he reached out to Managers of West Goshen and Haverford Townships regarding their adoption of the ban and inquired how they are handling enforcement. Mr. Bobst mentioned that West Goshen is handling enforcement by contact, not actively going out and enforcing by on-line reporting with extensive PR and marketing. According to Mr. Bobst, Narberth is more hands-on and proactive, but they are small, and Mr. Kilkenney added that West Goshen is larger with lots of businesses. Mr. Miller requested that we "get the ball rolling" while Ms. Eckles stated that she would like to see a proposed Ordinance first. Mr. Milazzo concluded the conversation by mentioning that charging for bags is preferred by businesses then they can blame us.*

**Manager**

*Mr. Bobst stated that the following items would be considered for adoption and/or action thereon at the next Board meeting:*

- A. Advertising of the RFP for financing of Jeffersonville Golf Club Banquet Facilities Project;*
- B. Authorize participation in the consortium for the purchase of sodium chloride (road salt) for the 2022-2023 winter season. It was mentioned by Mr. Bobst that the current contract ends on 7/31 and that, due to anticipated price increase, we will be purchasing sodium chloride prior to the end of the contract at the current contract price.*

**Liaison  
Committee  
Reports**

*Mr. Smock commented that a resident expressed his concern over the fire alarm at Centennial Park. Mr. Valyo added that fire call volume has increased by 30% and that he is asking for another set of tones just for certain calls to alleviate the concern. Also, according to Mr. Smock, he attended the Centre Avenue HOA Board meeting and passed on its requests. Mr. Bobst noted that the site was reviewed by our engineers, as well as the adjacent Marshall Street School property, and that the Township is looking at swale work. It was added by Mr. Bobst that significant problems exist at the Centre Avenue complex with the ownership and number of units owned by*

*just two (2) individuals, and that he is looking into having a meeting here to converse on the subject.*

*Ms. Milazzo mentioned that the Recreation Committee met to discuss upcoming events, the details of which meeting will be presented next week in the Recreation Committee report of Mr. Dzedzy.*

*Per Ms. Eckles, the Civil Service Commission did not meet, but will be meeting next month.*

*According to Ms. Pavone, the HRC met and she commented that Joan Wurzel, HRC Chairperson, is doing a terrific job.*

**Public  
Comment**

*Mr. Miller reported that the EAC did not meet last month, but that at the next meeting discussions will include native plantings and a butterfly pollinator garden.*

*Leroy James Watters, III began by wishing everyone a Happy 4<sup>th</sup> of July and thanking the Board and staff for its work. Mr. Watters noted that the timing of the traffic light at Willow brook is an issue and he noted that Representative Bradford is holding a breakfast meeting on the 18<sup>th</sup>. His concern over the temperature of the Schuylkill River and its resulting in an “ugly water” situation and possible algae bloom was expressed by Mr. Watters.*

*Upon motion of Mr. Miller, seconded by Ms. Milazzo and unanimously agreed, the public comment portion of the meeting was closed.*

**Upcoming  
Meeting Dates**

*According to Mr. Bobst, the following meetings are scheduled: Environmental Advisory Council on July 6<sup>th</sup> @ 7:00 PM; West Norriton Academy on July 13<sup>th</sup> @ 7:00 PM @ JGC; Recreation Committee - TBD; Planning Commission - None; Zoning Hearing Board on July 27<sup>th</sup> @ 7:00 PM re: pool setback at 401 Laurel Lane; and Human Relations Commission on July 28<sup>th</sup> @ 7:00 PM*

**Adjournment**

*There being no further items on the agenda, upon motion of Ms. Eckles, seconded by Mr. Miller and unanimously approved, the work session was adjourned at 8:28 PM.*

*Kathy K. Frederick  
Assistant Secretary*