

BOARD OF COMMISSIONERS of NETHER PROVIDENCE TOWNSHIP – February 22, 2024

A public meeting of the Board of Commissioners of Nether Providence Township was called to order at 7:30 PM on Thursday, February 22, 2024—Legislative Meeting.

ROLL CALL

PRESENT:

Commissioner McKenzie
Commissioner Garson
Commissioner Cooper
Commissioner Henry
Commissioner Barnes
Commissioner O’Connor
Commissioner Carbone

ALSO PRESENT:

Dave Grady	Township Manager
Robert Scott	Township Solicitor
Dave Splain	Police Chief
Maureen Feyas	Assistant Manager

EXCUSED:

Charles Catania	Township Engineer
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3 members of the public were in attendance.

Ms. McKenzie chaired the meeting. She announced that the Executive Session would be held after the public meeting.

PUBLIC COMMENT:

None

Committee Openings- Parks, Shade Tree, and EAC

Approval of Minutes – Ms. McKenzie made a motion to approve the minutes of the February 8, 2024 meeting. Mr. Garson seconded the motion, which passed 7-0.

SOLICITORS REPORT – None

ENGINEER REPORT- None

Building and Zoning Committee Report- Candice Carbone

414 New Jersey Avenue – Preliminary Plan of 11 lot subdivision - Consideration of Approval – Mrs. Feyas said Gus Houtman from G.D. Houtman & Son, who is the project engineer, and Anthony Diver, the owner of the property, were in attendance at the meeting. This Preliminary Plan is to subdivide the parcel known as 403 Moore Rd – the vacant lot next to Media Pediatrics – into 11 residential lots. The Applicant is proposing to construct five twin and one single-family house on the 11 lots. This application has been reviewed by the Township Engineer, Township Planning Commission, and Township Shade Tree Commission as well as the Delaware County Planning Commission. The applicant has agreed to make the recommended changes to include in their final development plan. Currently, the applicant will be asking for one Waiver from Section 289.9A to forgo installing sidewalks. Ms. Feyas asked the Board to discuss the sidewalk. Waivers will not be officially granted until the Final Approval process. This application will come back before the Board in “final” form, but action is needed now to approve the preliminary plan, as the 90-day deadline is approaching. Ms. McKenzie explained to the contractor and property owner that the Board usually never grants the sidewalk waiver. She said a contribution payment in-lieu of construction of a sidewalk can also contribute to other sidewalks that may make more sense in the Township. Mrs. Carbone made a motion to approve the preliminary plan, with the contribution of funds in lieu of sidewalk installation, with the conditions of the Township Engineer and Planning Commission. Ms. McKenzie seconded, and the motion passed 7-0.

Media Walk – Deed of Dedication for Sewers; Escrow Release – Media Walk – Ms. Carbone said as part of the recent Media Walk development, the Board had tentatively agreed to accept the dedication of the sewer system. The deed of dedication has been prepared by Solicitor Scott, and the legal description and plan were prepared by Media Walk’s engineer, which the Township Engineer has reviewed. Ms. Carbone made a motion to accept the dedication of the sewer. Mr. O’Conner seconded the motion, which passed 7-0.

Additionally, the Township Engineer has reviewed the request for release of escrow and recommends a final release in the amount of \$8,303.78. The release is subject to the posting of financial security in the amount of \$8,200.20 for the 18-month maintenance period of the sanitary sewer, and the verification of the remaining escrow balance prior to the release. Ms. Carbone made a motion to approve the final escrow in the amount of \$8,303.78 as well as the posting of \$8,200.20 for the 18-month maintenance period of the sanitary sewer, the verification of the remaining escrow balance prior to the release, and PennDOT approval of the driveway. Mr. Garson seconded the motion, which passed 7-0.

927 S. Providence Road – Subdivision Plan before Planning Commission – She said the application involves a ground lot on Providence Rd which is currently owed by Trinity Lutheran Church. Gopala Paravete has an agreement of sale with Trinity Lutheran Church to purchase this lot contingent on the property being granted subdivision approval. The proposed plan is currently to subdivide the existing lot into 2 additional lots. The Township Planning Commission will be reviewing this application on Monday March 4th at 7:30pm at the Township Building. Plans can be reviewed prior to the meeting during normal business hours Monday – Friday from 9-5. All interested parties are encouraged to attend.

Government Relations Report- Max Cooper

PECO Project Update – Mr. Cooper said the Township has been receiving updates from PECO regarding their reliability project. We have been posting them on our website as well as sharing the link to the webpage that PECO created to explain the project. Visit: <https://netherprovidence.org/residents/peco/> for more information.

Parks & Open Space Committee- Beth Henry

Sapovits Park – Ms. Henry said this was the rebid of the rescoped stormwater project. The initial project scope was bid out, but because the bids were significantly over budget, they were rejected. The project was rescoped to include improvements to the drainage system and the underground pipe near the base of the hill. Fourteen bids were received ranging from \$146,800.00 to \$417,685.00. The Township Engineer has reviewed the bids and recommends an award to Eagle Contracting & Landscaping, Inc. Ms. Henry made a motion to accept the bid from Eagle Contracting & Landscaping, Inc. in the low bid amount of \$146,800.00. Mr. Garson seconded the motion, which passed 7-0. Ms. Henry said the grant amount is \$277,000, so the Township Engineer will review options for expanding the scope and doing a supplemental bid.

Public Safety Committee Report – Matt Garson

Crosswalk Analysis – Mr. Garson said the Township had received requests for the installation of crosswalks at two locations: 1) Rosewood Lane and W. Rose Valley Road and 2) Manchester Road and Emerald Street. The Township took advantage of a free technical assistance program through PennDOT, and a PennDOT-contracted engineer from Pennoni Engineering did an assessment.

- W. Rose Valley and Rosewood Lane – the engineer said a crosswalk would increase the visibility of students crossing at this intersection. They had recommended signage and paintings as well as a requirement for making it ADA-compliant. They recommended working with the Township Engineer to implement anything. The report also noted that vehicles did appear to be regularly going over the speed limit, according to a speed feedback sign posted during their site review. They also recommended sidewalks.
- Manchester and Emerald Street - the engineer said a crosswalk would increase the visibility of students crossing at this intersection. They had recommended signage and paintings as well as a requirement for making it ADA-compliant. They recommended working with the Township Engineer to implement anything.

Fire Hydrants – Additional Locations – He said Fire Marshal Gresch and Garden City Fire Company Chief O’Rourke have recommended the installation of three additional fire hydrants in the Garden City area of the Township. Each hydrant is estimated to cost between \$4,000 and \$5,000.

- 1. Cedar Rd & Media Parkway.
- 2. Pine Rd & Ryanard Rd.
- 3. 709 Harvey Rd

Mr. Garson moved to approve the installation of fire hydrants at: Cedar Rd & Media Parkway, Pine Rd & Ryanard Rd., and 709 Harvey Rd. Ms. McKenzie seconded the motion, which passed 7-0.

Authorizing Civil Service List – Mr. Garson said with the upcoming retirement of two police officers in June, Chief Splain has requested that the Board authorize the opening of the Civil Service list to search for candidates. Mr. Garson moved to authorize the Civil Service list to search for candidates. Mr. Cooper seconded the motion, which passed 7-0.

Finance and Administration – Ms. McKenzie

Public Works Garage Loan – Motion to Adopt Ordinance – Ms. McKenzie said as noted at the last meeting, the Township will need about \$600,000 for the completion of the Public Works garage project. There are four options:

- A 20-year loan with a level debt service payment, of approximately \$42-43K a year and an interest rate of 4.032% and a total interest payment of \$285,110
- A 20-year loan with a delayed principal payment. Principal payments would begin in 2028 after other debt has matured. There would be approximately \$25K in years '25-'27, and then \$48K in the remaining years of the loan. The interest rate would be 4.032%. Total interest payments would be \$312,434.
- A 15-year loan with a level debt service payment, of approximately \$52K a year and an interest rate of 3.851% and a total interest payment of \$201,249
- A 15-year loan with a delayed principal payment. Principal payments would begin in 2028 after other debt has matured. There would be approximately \$24K in years '25-'27, and then \$61K in the remaining years of the loan. The interest rate would be 4.032%. Total interest payments would be \$229,506.

Ms. McKenzie said she is in favor of option 4: A 15-year loan with a delayed principal payment. Principal payments would begin in 2028 after other debt has matured. There would be approximately \$24K in years '25-'27, and then \$61K in the remaining years of the loan. The interest rate would be 4.032%. Total interest payments would be \$229,506. Ms. McKenzie made a motion to pass Ordinance 859 which accepts a Delaware Valley Regional Financing Authority loan structure of a 15-year loan with principal payments beginning in 2028 at an interest rate of 4.32%. Ms. Henry seconded the motion, which passed 7-0.

Motion to add to item to the agenda- Ms. McKenzie made a motion to add an item to the agenda regarding TD bank signature changes. Mrs. Henry seconded the motion, which passed 7-0.

TD Bank signature change- Ms. McKenzie made a motion to approve the signatory for TD Bank check signing from AnneMarie Cooke who is retiring to Ryan McClellan. Ms. Henry seconded the motion which passed 7-0.

Bills List – Ms. McKenzie made a motion to approve the bills list in the amount of:

AP Interims List – TOTAL - \$1,872,920.01

A/P Procurement Card - TOTAL –\$39,744.04

A/P Bills List TOTAL – \$237,712.96

Mr. Garson seconded the motion, which passed 7-0.

Community, Health, and Environment Report – Ms. Barnes

Delaware Watershed Conservation Fund Grant Opportunity – Mrs. Barnes said this is a grant opportunity for watershed improvements. The Township Engineer has recommended stream bank restoration since it offers the highest pollutant reduction plan credits. Two options are streambank restoration in Houston Park or Furness Park. Since the grant requires a 50% match, this could be an opportunity to use funds from the other grant awards as the match, effectively reducing the amount of cash needed to fund the streambank restoration projects that are already planned in Houston Park. The Board will need to decide at the next meeting as the grant is due on March 21st.

Infrastructure and Public Works Committee – Mr. O'Connor

Aqua Contribution Towards Road Restoration – Mr. O'Connor said Aqua has been performing water main replacements in several areas of the Township. Aqua is only required to restore the side of the road on which they have been working, but they do offer the option of contributing their replacement cost to the Township, which can then use the funds to repave the entire width of the road. Aqua PA has offered \$295,500 for the Possum Hollow project (W. Possum Hollow, Fox, Brookside) and \$206,000 for the Prichard project (Prichard, Sharpless, Locust, Prichard, Emerald) for a total of \$501,500 as a contribution for the street resurfacing in lieu of trench restoration on the water main projects. Based on the low bid from AF Damon for the paving program, the Township Engineer estimates the cost of the full width restoration to be \$555,000, which leaves a Township portion of the cost to be \$53,500, which is about a \$110,000 savings over the original estimate of the Township portion. Mr. O'Connor made a

motion to accept the contribution from Aqua in the amount of \$501,500. Ms. McKeznie seconded the motion, which passed 7-0.

2024 Road Program – Consideration of Bids – He said the Township received seven bids ranging from \$746,084.00 to \$1,187,500.40. The Township Engineer has reviewed the bids and recommends an award to A.F. Damon, Inc. in the low bid amount of \$746,084.00. Mr. O’Connor made a motion to accept the low bid from A.F. Damon for \$746,084.00. Ms. McKenzie seconded the motion which passed 7-0.

Morris Lane/Fitzpatrick Lane Storm Sewer Repair – He said there is storm sewer repair needed on Fitzpatrick Lane, off Morris Lane, behind St. John’s. The Township Engineer obtained four quotes, with the low quote being \$8,100. However, the Public Works Department indicated that based on the current assessment, it could perform the work for significantly less. Mr. O’Connor made a motion to authorize the Public Works Department to perform the sewer work at Morris Lane and reject the low bid. Ms. McKenzie seconded the motion, which passed 7-0.

TOWNSHIP MANAGER REPORT – David Grady

Mr. Grady said PECO had a virtual meeting for Ward 3 residents to inform them of tree trimming and removal that will be done to modernize lines for users. The Township will get replacements for the trees. More information can be found on our website along with the PECO contact. DELCO is searching for any Centenarians who are turning 100 years old this year for an event. There is a Household Hazardous Waste event on Saturday, April 20th at the Emergency Services Training Center at 1600 Calcon Hook Rd., Sharon Hill 19079. Registration opens 4-6 weeks in advance. The CRC Annual cleanup is on March 16th at Smedley Park. There will be an E-recycling and shredding event on March 23rd at the Strath Haven High School Brookhaven parking lot. No registration is required, and fees may apply for certain electronics. Staff “Thank You’s” to Jess DelGrosso as she has returned to the office after maternity leave, and Carl Schaefer for driving Mr. Grady around the Township and showing him the snow plowing process during the recent snowstorm. The Pennsylvania Law Enforcement Accreditation Commission (PLEAC) recently named Chief David Splain a member, and everyone wished him congratulations. The Media Art Camp has sent an RFP asking for artists in 5th grade and under to help with a mural for the Hepford snack bar. Please check the website for the flyer.

Ms. McKenzie said the next meeting is on March 14, 2024. The meeting was adjourned around 8:30 PM.