COMMITTEE WORKSHOP MEETING

Wednesday November 18th, 2026

7:00 P.M.

Draft Agenda

ZOOM MEETING LINK
https://us02web.zoom.us/j/88663604222?pwd=KTw8s0euhJuB4B4TAyHft3S7xf5lEW.1

Call to Order

Public Comment

Reports

- Jenkintown Fire Department
- Second Alarmers
- Police Department
- Public Works Department
- Engineer Report

Public Works - New Business/Items for Discussion

- **Sewer Main Cleaning and Video Project Award**
  Motion: move to full Council award of the Sewer Main Cleaning and Video contract to Reybold Construction Technologies, Inc. in the amount of $93,150.00.

- **2026 Borough Paving Project Completed, Final Payment**
  Final payment to GORECON Paving is expected to be made by the Borough Engineer at next week's Borough Council meeting.

- **Ordinance 2026-7 – Chapter § 172-19 Vehicle Weight Limits Established**
  Motion: move to full Council permission to advertise Ordinance 2026-7 Updating Chapter § 172-19 Vehicle Weight Limits Established.
  (Vehicle Restrictions on Local Roads)

- **Borough Hall Roof Replacement – Completed**
  Borough Hal roof completely removed and replaced. Manufacture's inspection being scheduled to certify 20-year warranty. Payment in full is expected to be on next week's Borough Council agenda.

- **Borough Hall Renovation/Modernization Project (LSA and CDBG Grants)**
  Project scope and design kick-off meeting took place Tuesday, November 17th. Grant funding in the amount of $120,750 was awarded to modernize accessible restrooms, service counters and entrances.
- **Final Phase Underway – Cedar Street Moretti Park**
  - Walking Path Lighting – light poles have arrived; light fixtures have been ordered.
  - Park Sign Design – sign design chosen has been distributed to sign businesses for quotes.
  - Material choice for covering vertical portion of seating wall.

Public Works - Ongoing Business

- **Town Square Grass Area Restoration –** Project completed 10/2/26. Grass has germinated and is being monitored. Temporary area protection in place.

- **Eagles Scout Projects** – two projects have been proposed for 2026 and planning is being finalized. Project 1 - Replacement of the two remaining raised planting beds at Borough Hall and Town Square cleanup, to take place in late November. Project 2 construction and placement of informational signage at Cedar Street Moretti Park, still in planning phase.

- **Parking Study** – Pennoni Associates has been requested to provide a proposal to perform the Borough wide parking study. Parking inventory completed. A public meeting will be scheduled to discuss the parking study process prior to the project beginning.

- **Borough Hall Council Room – Updating of Audio/Visual**
  A needs assessment was conducted to identify upgrades required for full meeting equity during hybrid meetings. The plan is to make the required upgrades during the Borough Hall rehabilitation project (LSA grant). ***no update.***

- **Noble Bridge Replacement PennDOT** – Update - Septa Project announced plans to bid the project at years end and construction may begin in 2027***. no update.***

Public Safety - New Business/Items for Discussion

- **Fire Department** – coordination is ongoing to establish a program of onboarding and annual physicals for active-duty Fire Personnel. Quotes and information have been obtained, and the first series of exams will cost $34,000. It was announced at November 10th Fire Commission that the physicals can not be scheduled in 2026.

- **MONTCO 2040 Implementation Grant – Accessibility, Pedestrian Safety and Traffic Calming**
  Project was publicly bid and awarded to G&B Construction. Contracts have been executed. Pre-Construction meeting was held. Construction to begin in 2026, intersection for phase 1 are scheduled to be Walnut Street/Washington Lane, Walnut Street/Hillside Avenue, and Summit Avenue/Wyncote Road. The remaining work will take place in 2027 as weather allows.

Public Safety - Ongoing Business

- **Jenkintown Borough Code – "Chapter 85 Emergencies" has been advertised for public hearing.**
  (Chapter 85 adopted by Borough Council 11-27-1978 requires updating to current standards and conditions)

- **Library Parking Lot Lease** (MOU) – The Solicitor, Staff and Insurance company are reviewing and addressing revisions made to the MOU by the library board. Due to the extensive revisions made and associated limitations it is unlikely an agreement will be made and other accommodations for storage of the Borough leaf trailer are being pursued.

- **Green Light Go Grant Application Approved** – Phase two of the Runnymede/Walnut Upgrade
  The Borough was awarded $274,080 in funding to complete the second phase of the traffic light and pedestrian accessibility and safety improvements to this intersection. GLG has a 15% local match requirement.

- **Proposed Stop Sign – Cloverly and Rodman Avenues**
  Intersection met Engineered warrant, Council approved and plans have been sent to Abington Township who controls two of the four approaches.

- **440 York Road – Vacant Building / Public Safety Concerns**
  Status update and discussion of possible solutions available. ***no update.***

- **Proposed Stop Sign – Cherry and Johnson Street**
  Currently East bound Cherry Street does not have a stop sign, and it is confusing for drivers and pedestrians. The Engineer has worked with staff and the property owner to facilitate the installation of a Stop sign on both the Northwest and Southwest corners of Cherry Street. Addition of pavement markings have been considered and recommended. Logistics being finalized as well as coordination with adjacent projects.

Administration & Finance - New Business/Items for Discussion

- **MONTCO Community Development Block Grant Aawarded**
  Grant funding in the amount of $120,750 was awarded to modernize accessible restrooms, service counters and entrances. These improvements will take place simultaneously with the renovations of Borough Hall being financed by the $800,00 Local Share Account grant awarded.

- **Appointments to Shade Tree Commission**
  Motion: move to full Council appointments of Emily Boto, Katelynn Shields, and Barbara Lommer to the Shade Tree Commission.

- **Planning Commission and Zoning Hearing Board Vacancies**
  Several interested applicants have applied, and interviews are being arranged with the vacancy committee.

- **Real Estate Tax Settlement Stipulation Settlement**
  Motion: move to full Council Real Estate Tax Stipulation Settlement for tax parcel number 10-00-03116-00-6, 603 Rodman Avenue.

- **2027 Budget Remaining Meeting Schedule and Important Dates.**
  - Fourth and final budget meeting is scheduled for Monday, November 23rd at 6:00 PM.(31- Capital Project, 03 Fire Protection and review of 01 General Fund)
  - Council to consider advertisement of 2027 Proposed Budget Monday, November 23rd at 7:00 PM.
  - Council votes to adopt 2027 Budget Wednesday, December 9th 6:30 PM.

Through prudent spending and strict budgeting, we have successfully held the line on Borough taxes for three consecutive years. We are fully committed and diligently working to make 2027 the fourth consecutive year with no Borough tax increase.

Separately, service fees have been evaluated. While solid waste and recycling fees are expected to remain steady for 2027, an increase in sewer rental fees will be necessary. This adjustment is driven directly by rising treatment costs and upcoming downstream capital projects.

- **Green Light Go Grant - Township Line Road and Washington Lane**
  Traffic control replacement and intersection improvements, project cost is estimated at $1,238,025, which corresponds with a 20% local match ($247,785). The percentage due by each of the three municipalities is being finalized. Cheltenham Township believes the percentage to be 33 1/3% and is preparing an agreement memorializing Jenkintown Borough's one third commitment to this intersection.

Administration & Finance - Ongoing Business

- **Borough Website – Apptegy's Complete Platform Overhaul is Ongoing**
  Staff and professionals continue working to transform the outdated platform into a modern, accessible digital hub designed around the needs of residents, visitors, and municipal staff with a massive focus on ADA accessibility compliance**,** streamlined information architecture**,** and integrated communication tools. Borough website expected to go live in new year (2027).

- **Right to Know requests** – The Borough Solicitor continues to assist with multiple requests. Under the latest agreement the Solicitor's office continues to streamline the RTK filing process and required record keeping documentation.

- **Edmunds GovTech Code and Financial Software** – Migration of records continues with coordination of the outgoing software company. November 13th financial information was migrated.

- **Firstrust Bank – Borough Banking**
  The Borough accounts have been established, and financial migration continues.

Building Zoning & Revitalization - New Business/Items for Discussion

- **Conditional Use Hearing to be Heard by Borough Council** - 727 West Avenue – "Avalon Cartier Fineline" – Art and Tattoo Studio. Scheduled for Wednesday, December 9th at 6:30 PM.

- **Planning Commission –** met Tuesday, November 17th. PC is working on updating the Zoning code, pedestrian safety and a street and canopy tree inventory. Upcoming Conditional Use hearing was discussed.

- **Zoning Code** – Ongoing comprehensive review to revise/modernize the Borough zoning code, last revised in 2010. Current focus is on SALDO compliance, use & dimensional standards, signage and accessory dwelling unit language.

Current Development Updates

- 610 York Road – Scoping meeting with Developer, Borough Engineer, Traffic Engineer and PennDOT held onsite concerning coffee shop/dessert shop development.
- 459/471 Old York Road LLC – Mixed Use Building, 3,400 sq ft Commercial-Retail /

40 Apartments above. Construction began in May 2026 and progressing as per schedule.

- 600 West Avenue Immaculate Church – 3-residential 3-bedroom units / 400 sq ft Commercial. Project Construction ongoing.

New Businesses – Zoning & Use Permits

- 423 York Road – 'Wild Ones' - Art Supply Store
- 727 West Avenue – "Avalon Cartier Fineline" – Art and Tattoo Studio
- 216 Town ship Line Road – "Romano Home Improvement LLC"
- 314 York Road - "Lucatelli's" Restaurant

Recently Opened Businesses

- 114 York Road, Ste 100 – "Harper-Brighton Investments, LLC"
- 106 York Road – "Triple C Home Care LLC"

Building Zoning & Revitalization - Ongoing Business

- **Accessory Dwelling Unit Zoning Ordinance Accessory Dwelling Unit (ADU)** – Zoning ordinance development to regulate the proposed use. As requested by Borough Council the Borough Planning Commission has begun discussions and research on an ADU ordinance with the assistance of the County Planner.

Other Business

Adjournment

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MEMORANDUM

TO: George Locke, Borough Manager

FROM: Khaled Hassan, PE., Borough Engineer

DATE: November 13, 2026

SUBJECT: Engineer's Report (JENK 0000) for November Council Meeting

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As requested, and in preparation for the November Council meeting, we prepared this engineer's report for your review and consideration:

1. **Sewer Lateral Reviews for Properties Being Sold in Borough**

   To date, and since the requirements for sewer lateral inspections have been implemented**, 430 lateral reviews** have been received and submitted. Summary reports based on video and written reports received have been completed.

2. **Mather Road Storm Sewer Culvert Failure - (No update since the last report)**

   The major failure of the existing storm sewer culvert has been repaired 100%. The repair required the reconstruction of approximately 10 LF of the invert of the storm culvert, reconnection of two storm water laterals and reconnection of one sewer lateral to the to the sanitary main. The failure of the culvert resulted in a large area of the roadway being undermined and the failure of the three laterals. The undermined areas of the roadway have been restored with a combination of flowable fill and 2A stone compacted stone. The roadway has been patched with temporary asphalt and final paving will be placed in early fall. No additional updates (See Cedar to Walnut Storm Sewer project)

3. **821 Homestead Drive**

   Sent punchlist inspection and as-built review to both the Borough and the Applicant on March 31, 2026.

   Pending Applicant to address punchlist items in the review letter as of November 13, 2026.

4. **MS4 Annual Progress Report**

   a. The annual progress report for MS4 YR 8 will be due by September 30, 2026.
   b. **Submitted the annual MS4 YR 8 report on September 30, 2026.**

5. **Wyncote & York Road Grocery Store Land Development Application**

   As-built plan approval review 3rd submission, Punchlist approval review 3rd submission, and maintenance bond calculation sent to Borough and Applicant on August 27, 2025. Project in maintenance period

beginning May 13, 2025 through November 13, 2026. Maintenance bond punchlist inspection completed and punchlist issues to Borough on September 8, 2026. Borough confirmed punchlist items and maintenance bond punchlist sent to Applicant on September 21, 2026.

Site meeting with Applicant held November 10, 2026. Contractor to address punchlist items.

6. Chapter 94 Report

Chapter 94 will be due at the end of March. Coordination with Pennoni and Borough currently underway to complete Chapter 94 by end of March.

The 2025 Chapter 94 Annual Report was submitted to the PADEP on March 31, 2026.

The 2026 Chapter 94 Annual Report will be due the end of March 2027.

7. 501 Washington Lane LD (Preliminary/Final)

Project completed and in the Maintenance Bond Period. Maintenance Bond will expire on October 24, 2026. A punchlist inspection prior to the expiration of the Maintenance Bond will be completed 3 months before expiration around July 24, 2026. Pennoni to perform maintenance bond inspection week of 8/17/26 and generate punchlist of any deficient items if any.

Contractor submitted request for escrow release on March 6, 2026. Pennoni processing this release request. Pennoni had previously submitted review of escrow release to the Borough back in November 2025.

Maintenance bond punchlist inspection completed and punchlist issues to Borough on September 8, 2026. **Borough confirmed punchlist items and maintenance bond punchlist sent to Applicant on September 21, 2026. Pending Applicant to address punchlist items.**

8. 101 York Road

This project is the proposal of a Take Five Oil Change business. This project went in front of Council at their regularly scheduled meeting on February 22, 2023 and was granted a waiver of land development.

Project is prepared to start construction of the new business when they have obtained the applicable permits from the Borough.

9. Borough Hall Renovations

Local share grant for $900,000 was approved for submission on November 27, 2023 Special Council Meeting and the grant was submitted on 11/30/23.

Pennoni submitted a CDBG grant application on April 9, 2026 for the ADA improvements for the Borough Renovations.

Consultant profession services have been approved by the Borough. Preparation of design documents will be moving forward.

10. Cedar & Washington Stormwater Improvements

Maintenance bond period will expire on October 9, 2026. A punchlist inspection prior to the expiration of the Maintenance Bond will be completed 3 months before expiration around July 9, 2026.

3 month maintenance bond expiration inspection completed on July 1, 2026**. No issues observed with construction. Final inspection completed and no issues found. Maintenance bond expired on October 8, 2026.**

11. 2024 Paving project

Project completed and in maintenance period which expires on November 19, 2026. A punchlist inspection will be completed 3 months prior to expiration of the maintenance bond period on or about August 21, 2026. Pending Borough confirmation if the Borough would like Pennoni to perform the punchlist inspection, or if the Borough will perform the punchlist inspection.

12. CDBG ADA Ramp Project

Final payment application completed and sent to County for approval on July 25, 2025. County approval received August 8, 2025. Final payment application sent to Borough for processing and payment on August 7, 2025. Project is in maintenance period until June 17, 2027.

13. 459-471 Old York Road Mixed Use Development

Completed review of the Applicant's sanitary and stormwater HOP and performed a traffic review of the developer's HOP and LD plans and submitted comments on December 18, 2025.

Revised plans are currently under review for recording. Recording Plan review was completed and sent out on January 20, 2026.

Pre-Con Meeting held on March 24, 2026. FINAL meeting minutes issued April 3, 2026**. Project is currently under construction.**

14. Montco 2040 Grant

Evaluating the updated program criteria and begin preparing a cost estimate for a Borough-wide Pedestrian Enhancements & Traffic Calming project. This would be based on the previously completed evaluations such as Washington & Walnut, Wyncote & Summit, etc. Assisted Borough Manager with completing the grant application, submitted on 3/3/2025.

Continuing to advance additional intersection layout options for the Linda Vista & Cheltena intersection. We have continued to advance the conceptual sketches for Linda Vista & Cheltena and Walnut & Hillside in close coordination with the Borough Manager. Construction documents have been initiated for the other locations. Continuing to progress the final designs and finalize the construction documents. Prepared the submission for review by County officials. County has authorized the project to be bid. Waiting on PennDOT HOP approval at Walnut & Hillside. **The pre-construction meeting was held on Nov 3, 2026 and notice to proceed will be issued effective Nov 16, 2026. The contractor is anticipating completing Washington & Walnut and Summit & Wyncote before the winter shut-down.**

15. Leedom Street & Shoemaker Avenue Flooding

Pennoni attended meeting with Borough on 2/24/25. Concept plan and cost estimate preparation currently under review.

16. Borough Wide Truck Restrictions Studies

There are 13 streets that have posted truck restrictions but no ordinance which makes the restriction not enforceable. The Draft TE-109 PennDOT's Engineering and Traffic Study for Restrictions forms have been reviewed with Chief Scott and have been submitted to Manager Locke. The approved roads must be added to the municipal ordinance. **The evaluations are completed and four (4) locations (1. Newbold & Washington, 2. Summit – Township Line to Walnut, 3. Cottman & Nice – West to Greenwood, 4. Leedom – West to Cloverly) were warranted and need to be added to the municipal ordinance.**

17. 2025 Paving Program

Pay App #1 and Final Quantities Adjustment Change Order #1 completed and sent to Borough on December 12, 2025. **Project is in maintenance period beginning October 27, 2025 and will expire on October 27, 2027.**

18. 2025 ARLE Grant Application

Due to PennDOT feedback noted in #8 above, we have assisted the Borough Manager in identifying a new eligible project for the ARLE grant application. We have coordinated with PennDOT and are awaiting feedback on the revised scope which includes traffic data collection to support the retiming of the York Road traffic signals. Also included in the scope is funding request to update the last three (3) intersections currently using loop detectors to radar, and signage and striping to install "Don't Block the Intersection" at York & Greenwood and York & West. The grant was finalized and submitted prior to the June 30th deadline. The Borough was notified on February 10, 2026 that PennDOT has awarded the full amount to the Borough. The reimbursement agreement was completed and data collection was completed before schools let out. Completed clearance calculations for the study intersections. The existing and proposed Synchro models have been completed for the AM, midday, PM, PM off-peak, and Saturday peak hours. **The first traffic signal submission was submitted to PennDOT on 11/12/2026.**

19. Parking Inventory

We have begun preparing the existing conditions parking inventory as requested. This will identify how many parking spaces are available and their classification (permit, metered, no restrictions). Provided comments for parking ordinance revisions. A final draft of the inventory map was provided on 2/13/2026. Additional revisions requested by staff were completed and submitted on 3/12/2026. **Parking inventory is complete. The parking study proposal is being finalized, we are preparing to have a public kick-off meeting in January.**

20. 2025 Green Light Go Application

The Green Light Go Pre-Application Scoping phase opened. In coordination with Manager Locke, we have begun preparation of a scoping application for the Phase 2 traffic signal improvements for Walnut and Runnymede.

Assisted Borough Manager to finalize and submit scoping application prior to the January 2, 2026 deadline. Assisted the Borough Manager in finalizing & submitting the Application.

8/5/2025 The Borough was notified that PennDOT has awarded the Green Light Go grant in the amount of $261,120.00. This Phase 2 upgrade is currently anticipated for completion in late summer 2027. Design activities have started. Survey is scheduled to finalize the ADA curb ramp designs.

21. **NFIP Annual Floodplain Management Report**

    NFIP Annual Floodplain Management Report for year 2025 was submitted online to FEMA on 2/10/26.

22. **Jenkintown Elementary School - Legacy Park Drainage Permit**

    Drainage Permit received by Borough on February 17, 2026. Pennoni received on February 20, 2026.

    Reviewed completed and comments sent to design engineer on March 12, 2026. Applicant's engineer acknowledged that they will get updated information needed for the drainage permit review.

    This was reviewed and approved under a drainage permit on May 19, 2026.

23. **2026 Paving Project**

    Paving work began week of October 5, 2026. Change order #1 completed and sent to Borough on October 8, 2026. **Change order #2 for additional crosswalk line received from Borough November 10, 2026. Final quantities adjustment change order being prepared. Contractor to provide final closeout documents and payment request #1 Final.**

24. **Cheltenham Interceptor A - Alternatives Analysis**

    Coordinating with Abington Township and Jenkintown Borough on alternate sewer treatment/diversion options.

25. **2027 PWD sewer rates projection**

    Assisted Borough in reviewing 2025-2026 sewer bills provided and prepared estimated sewer billings projection comparison based on PWD projected 2027 sewer rates on 11/9/26.

26. **Florence & Hillside All-Way Stop Evaluation**

    Evaluate the intersection to determine whether the all-way stop warrants established by the Pennsylvania Code are satisfied.

If you have any questions or comments, please do not hesitate to contact me. Thanks, Khal

Jenkintown Borough
Cash Analysis
September 30, 2026

Fund Name	Fund #	Parking	Parking	Pooled Accounts	Shade Tree	Petty Cash	Payroll	Land Develop. Escrow	Rec Board	Sewer Reserve	Capital Projects	Liquid Fuels	Liquid Fuels Loan	Uniform Mellon Investments	Non-Uniform Mellon Investments	Police Donation	EAC	Total Cash
General Fund	01	84,136	298,246	2,198,570	1,747	200	42,860	122,309	4,965									2,753,034
Street Light	02	-	-	44,538														44,538
Fire Protection	03	-	-	96,933														96,933
Fire Apparatus	04	-	-	416,103														416,103
Library	05	-	-	26,510														26,510
Sewer	08	-	-	670,057						10,520								680,577
Solid Waste	09	-	-	393,300														393,300
Ambulance	10	-	-	13,326														13,326
Street Tax	18	-	-	94,603														94,603
Sinking Fund	20	-	-	142,415														142,415
Capital Projects	31	-	-	-							144,679							144,679
Liquid Fuels	35											233,913	186					234,099
Police Pension	60	-	-	(12,283)										7,398,693				7,386,410
Non-Uniform Pension	65	-	-	2,494											1,601,987			1,604,481
Police Donations	95															1,445		1,445
EAC	96																226	226
		84,136	298,246	4,086,567	1,747	200	42,860	122,309	4,965	10,520	144,679	233,913	186	7,398,693	1,601,987	1,445	226	14,032,679

Fund Name	Fund #	Cash @ 12/31/2025	Other Assets/Liabilities	For Period ended 09/30/2026 Revenue	Expenditures	Cash @ 9/30/2026	Cash @ 9/30/2025	2026 YTD to 2025 YTD
General Fund	01	1,093,833	(138,470)	4,414,332	(2,758,624)	2,753,034	2,328,852	424,181
Street Light	02	19,727	-	54,880	(30,069)	44,538	32,025	12,513
Fire Protection	03	36,456	-	189,801	(129,324)	96,933	79,466	17,466
Fire Apparatus	04	306,634	-	109,469	-	416,103	187,700	228,402
Library	05	155		266,356	(240,000)	26,510	32,434	(5,924)
Sewer	08	501,375		517,619	(338,417)	680,577	671,356	9,221
Solid Waste	09	255,958		527,234	(389,892)	393,300	252,158	141,142
Ambulance	10	814	-	12,513	-	13,326	13,146	180
Street Tax	18	29,759	-	72,184	(7,340)	94,603	50,990	43,614
Sinking Fund	20	27,336		293,963	(178,884)	142,415	160,748	(18,333)
Capital Projects	31	177,625	-	62,435	(95,380)	144,679	80,910	63,769
Liquid Fuels	35	225,933	-	118,859	(110,694)	234,099	237,585	(3,486)
Police Pension	60	7,369,710	-	339,973	(323,274)	7,386,410	7,039,593	346,817
Non-Uniform Pension	65	1,562,734		81,544	(39,797)	1,604,481	1,499,752	104,730
Police Donations	95	1,435		10	-	1,445	1,431	14
EAC	96	124	-	112	(10)	226	52	174
	Total	**11,609,606**	**(138,470)**	**7,061,285**	**(4,641,704)**	**14,032,679**	**12,668,198**	**1,364,481**

Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
01 GENERAL FUND							
Revenues							
REAL PROPERTY TAXES	$10,998.19	$2,035,776.86	$2,071,900.16	$49,062.14	97.65%	$2,084,839	($36,123.30)
LOCAL TAX ENABLING ACT	$34,395.48	$1,334,147.44	$1,244,329.71	$222,902.56	85.68%	$1,557,050	$89,817.73
LICENSES & PERMITS	$12,420.00	$262,379.70	$198,994.81	($35,349.70)	115.57%	$227,030	$63,384.89
OTHER	$225,367.75	$782,028.27	$970,031.63	$216,323.73	78.33%	$998,352	($188,003.36)
TOTAL GENERAL FUND REVENU	$283,181.42	$4,414,332.27	$4,485,256.31	$452,938.73	90.69%	$4,867,271	($70,924.04)
Expenditures							
ADMINISTRATION	$33,774.33	$628,732.58	$518,279.29	$181,823.42	77.57%	$810,556	$110,453.29
POLICE & FIRE	$93,298.14	$984,904.14	$1,321,546.53	$593,144.86	62.41%	$1,578,049	($336,642.39)
PLANNING & ZONING	$6,724.77	$121,679.03	$158,350.91	$94,482.97	56.29%	$216,162	($36,671.88)
PUBLIC WORKS	$27,024.22	$374,925.32	$323,245.51	$143,394.68	72.33%	$518,320	$51,679.81
DEBT PRINCIPAL	$0.00	$0.00	$0.00	$350,000.00	0.00%	$350,000	$0.00
OTHER	$17,958.57	$648,382.97	$851,118.67	$1,256,542.03	34.04%	$1,904,925	($202,735.70)
TOTAL GENERAL FUND EXPENDI	$178,780.03	$2,758,624.04	$3,172,540.91	$2,619,387.96	51.29%	$5,378,012	($413,916.87)

Key
MTD - Month to Date
YTD - Year to Date
VARIANCE - The difference between revenue/expenditures from this year compared to the previous year.
BUDGET - The amount budgeted in the respective category.
BUDGET REMAINING - The difference between the year-to-date revenue/expenditures and the amount budgeted in the respective category.
% OF BUDGET - The percentage of the budgeted amount used in the respective category.

Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
02 STREET LIGHTING TAX FUND							
Revenues							
REAL PROPERTY TAXES	$306.22	$54,562.33	$53,069.95	$1,430.67	97.44%	$55,993	$1,492.38
OTHER	$81.68	$318.04	$275.29	$5,831.96	5.17%	$6,150	$42.75
TOTAL STREET LIGHTING REVEN	$387.90	$54,880.37	$53,345.24	$7,262.63	88.31%	$62,143	$1,535.13
Expenditures							
OTHER	$0.00	$30,068.82	$35,599.17	$31,144.18	49.12%	$61,213	($5,530.35)
DEBT PRINCIPAL	$0.00	$0.00	-	$0.00	#DIV/0!	$0	$0.00
DEBT INTEREST	$0.00	$0.00	-	$0.00	#DIV/0!	$0	$0.00
TRANSFER TO GENERAL FUND	$0.00	$0.00	-	$0.00	#DIV/0!	$0	$0.00
TOTAL STREET LIGHTING EXPEN	$0.00	$30,068.82	$35,599.17	$31,144.18	49.12%	$61,213	($5,530.35)

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BUDGET - The amount budgeted in the respective category.
BUDGET REMAINING - The difference between the year-to-date revenue/expenditures and the amount budgeted in the respective category.
% OF BUDGET - The percentage of the budgeted amount used in the respective category.

Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
03 FIRE PROTECTION FUND							
Revenues							
REAL PROPERTY TAXES	$975.00	$189,101.53	177,922.40	($2,459.53)	101.32%	$186,642	$11,179.13
OTHER	$177.77	$699.15	572.17	($299.15)	174.79%	$400	$126.98
TOTAL FIRE PROTECTION FUND	$1,152.77	$189,800.68	$178,494.57	($2,758.68)	101.47%	$187,042	$11,306.11
Expenditures							
OTHER	$0.00	$129,324.25	115,315.84	$71,658.75	64.35%	$200,983	$14,008.41
TOTAL FIRE PROTECTION FUND	$0.00	$129,324.25	$115,315.84	$71,658.75	64.35%	$200,983	$14,008.41

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
04 FIRE APPARATUS RESERVE FUND							
Revenues							
REAL PROPERTY TAXES	$438.01	$106,360.10	28,801.25	$16,034.90	86.90%	$122,395	$77,558.85
OTHER	$763.12	$3,109.03	3,381.51	$390.97	88.83%	$3,500	($272.48)
FIRE APPARATUS RESERVE FUNI	$1,201.13	$109,469.13	$32,182.76	$16,425.87	86.95%	$125,895	$77,286.37
Expenditures							
ADMINISTRATION	$0.00	$0.00	-	$0.00	#DIV/0!	$0	$0.00
OTHER	$0.00	$0.00	192,390.66	$34,465.00	0.00%	$34,465	($192,390.66)
FIRE APPARATUS RESERVE EXPE	$0.00	$0.00	$192,390.66	$34,465.00	0.00%	$34,465	($192,390.66)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
05 LIBRARY TAX FUND							
Revenues							
REAL PROPERTY TAXES	$1,373.97	$266,027.62	261,072.28	$7,740.38	97.17%	$273,768	$4,955.34
OTHER	$48.62	$328.10	537.35	($28.10)	109.37%	$300	($209.25)
TOTAL LIBRARY TAX FUND REVE	$1,422.59	$266,355.72	$261,609.63	$7,712.28	97.19%	$274,068	$4,746.09
Expenditures							
OTHER	$0.00	$240,000.00	233,000.00	$29,500.00	89.05%	$269,500	$7,000.00
TOTAL LIBRARY TAX FUND EXPE	$0.00	$240,000.00	$233,000.00	$29,500.00	89.05%	$269,500	$7,000.00

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
08 SEWER FUND							
Revenues							
OTHER	$53,958.39	$517,619.38	480,243.49	$114,130.62	81.93%	$631,750	$37,375.89
TOTAL SEWER FUND REVENUES	$53,958.39	$517,619.38	$480,243.49	$114,130.62	81.93%	$631,750	$37,375.89
Expenditures							
SANITATION EXPENDITURES	$0.00	$283,950.44	392,481.92	$444,566.56	38.98%	$728,517	($108,531.48)
OTHER	$0.00	$54,467.00	55,913.01	$96,746.00	36.02%	$151,213	($1,446.01)
TOTAL SEWER FUND EXPENDITU	$0.00	$338,417.44	$448,394.93	$541,312.56	38.47%	$879,730	($109,977.49)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
09 SOLID WASTE COLLECTION FUND							
Revenues							
INTEREST	$721.30	$3,368.26	3,687.36	($1,368.26)	168.41%	$2,000	($319.10)
COLLECTION FEES	$17,822.97	$503,508.93	502,212.18	$36,691.07	93.21%	$540,200	$1,296.75
STATE CAPITAL & OPERATING G	$0.00	$20,356.66	-	($6,356.66)	145.40%	$14,000	$20,356.66
OTHER	$0.00	$0.00	-	$0.00	0.00%	$0	$0.00
TOTAL SOLID WASTE REVENUES	$18,544.27	$527,233.85	$505,899.54	$28,966.15	94.79%	$556,200	$21,334.31
Expenditures							
OTHER	$0.00	$389,891.71	417,770.69	$205,176.29	65.52%	$595,068	($27,878.98)
TOTAL SOLID WASTE EXPENDITU	$0.00	$389,891.71	$417,770.69	$205,176.29	65.52%	$595,068	($27,878.98)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
10 AMBULANCE FUND							
Revenues							
REAL PROPERTY TAXES	$40.92	$12,436.75	12,870.45	$1,051.25	92.21%	$13,488.00	($433.70)
OTHER	$24.44	$76.15	$0.00	$23.85	76.15%	100.00	$76.15
TOTAL AMBULANCE TAX REVEN	$65.36	$12,512.90	$12,870.45	$1,075.10	92.09%	$13,588	($357.55)
Expenditures							
OTHER	$0.00	$0.00	(275.71)	$13,456.00	0.00%	$13,456.00	$275.71
TOTAL AMBULANCE TAX EXPEN	$0.00	$0.00	($275.71)	$13,456.00	0.00%	$13,456	$275.71

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
18 STREET TAX FUND							
Revenues							
REAL PROPERTY TAXES	$401.74	$71,581.36	69,566.30	$1,406.64	98.07%	$72,988	$2,015.06
OTHER	$173.50	$602.42	469.87	$9,897.58	5.74%	$10,500	$132.55
TOTAL STREET TAX REVENUES	$575.24	$72,183.78	$70,036.17	$11,304.22	86.46%	$83,488	$2,147.61
Expenditures							
OTHER	$0.00	$7,340.00	72,556.24	$91,160.00	7.45%	$98,500	($65,216.24)
TOTAL STREET TAX EXPENDITUR	$0.00	$7,340.00	$72,556.24	$91,160.00	7.45%	$98,500	($65,216.24)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
20 SINKING FUND							
Revenues							
REAL PROPERTY TAXES	$1,447.47	$293,053.44	288,661.53	$11,388.56	96.26%	$304,442	$4,391.91
OTHER	$261.18	$909.80	$46,639.95	$33,090.20	2.68%	$34,000	($45,730.15)
TOTAL SINKING FUND REVENUE	$1,708.65	$293,963.24	$335,301.48	$44,478.76	86.86%	$338,442	($41,338.24)
Expenditures							
DEBT PRINCIPAL	$1,313.25	$147,336.17	$114,220.72	$107,650.83	57.78%	$254,987	$33,115.45
DEBT INTEREST	$480.14	$31,547.65	$20,252.64	$27,377.35	53.54%	$58,925	$11,295.01
ACT 511 EXPENDITURES	-	-		$0.00	#DIV/0!	-	$0.00
TOTAL SINKING FUND EXPENSES	$1,793.39	$178,883.82	$134,473.36	$135,028.18	56.99%	$313,912	$44,410.46

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
31 CAPITAL PROJECTS FUND							
Revenues							
INTEREST	$142.96	$1,274.82	$828.22	($774.82)	254.96%	$500	$446.60
SANITARY SEWER EDU FEES	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
GRANT INCOME (H2O,CDBG)	$0.00	$61,160.00	$199,794.49	$1,833,124.00	3.23%	$1,894,284	($138,634.49)
OTHER	$0.00	$0.00	$0.00	$205,290.00	0.00%	$205,290	$0.00
TOTAL CAPITAL PROJECTS REVEI	$142.96	$62,434.82	$200,622.71	$2,037,639.18	2.97%	$2,100,074	($138,187.89)
Expenditures							
PUBLIC WORKS	$0.00	$95,380.42	217,739.71	$2,038,762.58	4.47%	$2,134,143	($122,359.29)
DEBT PRINCIPAL	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
OTHER	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
TOTAL CAPITAL PROJECTS EXPEI	$0.00	$95,380.42	$217,739.71	$2,038,762.58	4.47%	$2,134,143	($122,359.29)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
35 HIGHWAY/LIQUID FUEL TAX FUND							
Revenues							
OTHER	$0.58	$118,859.33	$121,538.32	($359.33)	100.30%	$118,500	($2,678.99)
TOTAL HIGHWAY/LIQUID FUEL F	$0.58	$118,859.33	$121,538.32	($359.33)	100.30%	$118,500	($2,678.99)
Expenditures							
ADMINISTRATION	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
PUBLIC WORKS	$0.00	$88,168.35	$15,145.85	$3,831.65	95.84%	$92,000	$73,022.50
OTHER	$2,502.83	$22,525.47	$22,525.47	$7,508.53	75.00%	$30,034	$0.00
TOTAL HIGHWAY/LIQUID FUEL E	$2,502.83	$110,693.82	$37,671.32	$11,340.18	90.71%	$122,034	$73,022.50

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
60 POLICE PENSION FUND							
Revenues							
INTEREST EARNINGS	($176,765.75)	$301,670.92	$623,692.45	($225,670.92)	396.94%	$76,000	($322,021.53)
OTHER	$3,955.29	$38,302.44	$114,452.55	$340,260.56	10.12%	$378,563	($76,150.11)
TOTAL POLICE PENSION REVENU	($172,810.46)	$339,973.36	$738,145.00	$114,589.64	74.79%	$454,563	($398,171.64)
Expenditures							
OTHER	$36,746.30	$323,273.67	$410,068.53	$50,388.33	86.51%	$373,662	($86,794.86)
TOTAL POLICE PENSION EXPENS	$36,746.30	$323,273.67	$410,068.53	$50,388.33	86.51%	$373,662	($86,794.86)

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
65 NON-UNIFORMED EMPLOYEES PENSION FUND							
Revenues							
INTEREST EARNINGS	($38,230.82)	$63,937.97	$135,610.16	($53,187.97)	594.77%	$10,750	($71,672.19)
OTHER	$1,959.41	$17,605.62	$17,873.08	$105,062.38	14.35%	$122,668	($267.46)
TOTAL NON-UNIFORMED PENSI	($36,271.41)	$81,543.59	$153,483.24	$51,874.41	61.12%	$133,418	($71,939.65)
Expenditures							
ADMINISTRATION	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
OTHER	$4,066.20	$39,796.51	$34,801.33	$7,215.49	84.65%	$47,012	$4,995.18
TOTAL NON-UNIFORMED PENSI	$4,066.20	$39,796.51	$34,801.33	$7,215.49	84.65%	$47,012	$4,995.18

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
95 POLICE DONATION FUND							
Revenues							
OTHER	$1.13	$10.22	18.81	($10.22)	#DIV/0!	$0	($8.59)
TOTAL POLICE DONATIONS FUN	$1.13	$10.22	$18.81	($10.22)	#DIV/0!	$0	($8.59)
Expenditures							
POLICE	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00
TOTAL POLICE DONATIONS EXPI	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0	$0.00

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Jenkintown Borough
Summary of Revenue and Expenditure by Fund
Financial Data through September 30, 2026

	2026 MTD	2026 YTD	2025 YTD	BUDGET REMAINING	% OF BUDGET	BUDGET	VARIANCE
96 EAC							
Revenues							
OTHER	$0.18	$112.04	23.54	($36.04)	147.42%	$76	$88.50
TOTAL EAC FUND REVENUES	$0.18	$112.04	$23.54	($36.04)	147.42%	$76	$88.50
Expenditures							
OTHER	$0.00	$9.75	$119.99	($9.75)	#DIV/0!	$0	($110.24)
TOTAL EAC FUND EXPENDITURE	$0.00	$9.75	$119.99	($9.75)	#DIV/0!	$0	($110.24)

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Jenkintown Borough
Long Term Debt
9/30/2026

Description	Interest Rates Rate	Original Issue	Original Balance	Additions	Refunds	Sep-26 Principal	09/30/26 Balance	Year-to-Date Interest
Republic Bank - 2015 GON (Liquid Fuels)	1.61%	$400,000.00	$124,886.17			2,018.40	$122,867.77	$4,551.94
Republic Bank - 2015 GON Series A	2.10%	2,789,602.51	864,602.51			-	864,602.51	23,802.56
Republic Bank - 2016 Cedar Street Pocket Park	3.50%	250,000.00	111,431.85			1,313.25	110,118.60	4,439.30
Republic Bank - 2019 Sewer Construction	4.12%	1,400,000.00	910,000.00			-	910,000.00	19,467.00
US Bancorp - 2019 Fire Apparatus	2.61%	300,000.00	130,734.80			-	130,734.80	-
US Bancorp - 2023 Police Cars/Public works Capit	6.147%	196,827.57	43,908.54			-	43,908.54	-
US Bancorp - 2024 Police Car		56,760.80	33,125.74			-	33,125.74	1,180.12
2025 Tax Anticipation Note		350,000.00	350,000.00			-	350,000.00	10,928.00
US Bancorp - 2025 Police Car/Ford Explorer		64,696.40	48,017.05			-	48,017.05	2,125.67
						-		
Totals			**$2,616,707**	**$0**	**$0**	**3,331.65**	**$2,613,375**	**$66,495**

November 2, 2026

JENKB13050

George Locke, Borough Manager
Borough of Jenkintown
700 Summit Ave.
Jenkintown, PA 19046

RE: Borough of Jenkintown
Sewer Line Cleaning
Award Recommendation / Bid Tabulation

Dear Mr. Locke:

Attached herewith is a tabulation of bids, received at 11 A.M. on October 30, 2026, for the Sewer Line Cleaning Project. There was a total of three (3) bids received. Reybold Construction Technologies, Inc. submitted the low bid in the amount of $93,150.00.

Based on our review of the bids submitted, we recommend that Council consider award of the contract to the low bidder Reybold Construction Technologies, in the amount of $93,150.00. Please note the low bid received is within the estimated Engineer's Opinion of probable Construction Cost for this project. In accordance with the Borough of Jenkintown Ordinance No. 2008-2, "An Ordinance of Borough of Jenkintown Adopting a Model Responsible Contractor Ordinance", the requirements of this ordinance do not apply to this project since the project is below $100,000.00 threshold. Award of this project is contingent upon the Contractor supplying the required bonds, insurance certifications, and execution of the signed contracts.

If you should have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI ASSOCIATES INC.

Khaled R. Hassan, PE
Borough Engineer

cc: Borough Council
Sean Kilkenny, Esq., Kilkenny Law, LLC., Borough Solicitor
Patrick Hitchens, Esq., Kilkenny Law, LLC.,

3100 Horizon Drive, Suite 200
King of Prussia, PA 19406

T: 610-277-2402

www.pennoni.com

Jenkintown Borough
Sewer Line Cleaning Project
Tabulation of Bids

Jenkintwon Borough
Tabulation of Bids Received 10/30/2026

					REYBOLD CONSTRUCTION TECHNOLOGIES 116 E. SCOTLAND DRIVE BEAR, DE 19701		VORTEX SERVICES LLC 210 BENNETT ROAD FREEHOLD, NJ 07728		MOBILE DREDGING & VIDEO PIPE, INC. 1566 HARDING HIGHWAY NEWFIELD, NJ 08344	
ITEM	QUANTITY	UNIT	TYPE	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
#1-1	12,420	EACH	Base	GENERAL CLEANING AND TELEVISING	$6.50	$80,730.00	$5.35	$66,447.00	$5.02	$62,348.40
#1-2	4,140	EACH	Base	HYDRAULIC CLEANING	$3.00	$12,420.00	$8.00	$33,120.00	$11.50	$47,610.00
				TOTAL BASE BID		$93,150.00		$99,567.00		$109,958.40

We declare this to be a true Tabulation of Bids received on October 30, 2026 by the Jenkintown Borough - Sewer Line Cleaning Project

PENNONI ASSOCIATES INC.

COMMONWEALTH OF
REGISTERED
PROFESSIONAL
KHALED RAMEZ HASSAN
ENGINEER
No. PE060958
PENNSYLVANIA

Khaled R. Hassan, P.E., PENNA REG. NO. PE060958


SARATOGA
QUARRY PARK
SARATOGA
QUARRY PARK
22000 CONGRESS SPRINGS ROAD

RECEIVED

OCT 30 2026

Jenkintown Borough

BOROUGH OF JENKINTOWN

CONDITIONAL USE APPLICTNIO

Date Submitted 10/30/2026

Name of Development _____

Address/Location 727 West Avenue, First Floor and Basement

Name, Address & Phone No. of:
Applicant Avalon Cartier Fineline LC
Land Owner Midgard Properties, LP

Equitable Land Owner _____

Title of Plan Submitted CONDITIONAL USE APPLICATION, Floor Plans

Plan Type: Land Development _____ Minor Land Development _____ Subdivision _____

Plan Status: Sketch _____ Preliminary _____ Final X

Plan Dated _____

Engineer Address & Phone No. of: _____
Architect _____
Attorney Christopher Dean, Esq. 2158674197, JFK Blvd., Suite T888, Philadelphia, PA 19103, 2158674197

Zoning District (s) Town Center Block & Unit No. _____

Tract Area in Acres 1 No. of Proposed Lots/Bldgs. _____

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types:

Applicant seeks to operate a small, professional tattooe and art studio specializing in fineline, single needle and custom tattoo work. It will be appointment only and a quiet boutique experience. The use is intended to be very low impact with an occasional, no more than once a month limited walk in promotional event. The anticipated hours will be 10 AM to 7 PM to be in line with many of the businesses in the Town Center.

Tenure: Sale _____ Rent _____ Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: Section 181-41 does not expressly allow tattoo studios as a by-right use, but the nature of the proposed studio is similar to a personal services shop in density, impact and use and falls within Section (6) of "uses determined ... to be similar nature to uses permitted by right in 181-41A".

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of The Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.

Christopher W. Dean
(Signature of Applicant)

(Signature of Land Owner)

OVER

Application is complete and accepted by _____ Date _____

FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.

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