

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, June 7, 2017

PUBLIC MEETING

PRESENT: James Griffin, Council President
Karen Tutino, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
Colleen Leonard, Council Member
Jane Flanagan, Council Member
Robert Frost, Mayor

ALSO PRESENT: Stephanie Cecco, Interim Borough Manager
Michael J. Savona, Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Mr. James Griffin, Council President, Called the meeting to order at 7:00 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Cecco announced that there was an Executive Session held prior to the meeting on a legal matter and a real property matter.

PRESENTATIONS

a.) Hearing regarding a waiver of off-street parking for 4 East 1st Avenue, Kristel Closets, Inc.

Ms. Cecco invited Ms. Chris Stetler, Community Development and Zoning Officer, to the podium to introduce the item. Ms. Stetler explained that Megan Kristel is leasing two offices in the building at 4 East 1st Avenue to operate a consulting and e-commerce site with one employee; there is no off-street parking possible at the site. Following Ms. Stetler's summary, Ms. Cecco announced that the waiver would be further discussed at the next meeting.

COUNCIL BUSINESS

a.) Consider 345 East 8th Avenue Zoning Hearing Board Application.

Ms. Stetler shared that this matter is regarding a residential property variance for built area. Ms. Stetler explained that built area is permitted to be less than 35% of a lot and the owners of this property are seeking to build a garage that will increase the built area to 37.5%. The owners, Joanna and Dennis Prendergast, were present and shared that the garage would be used to store their truck and lawnmower.

b.) Consider 130 West 5th Avenue Zoning Hearing Board Application.

Ms. Stetler shared that this site was formerly the St. Cosmas and Damien school and provided additional history. The present owner would like to make the site a bilingual school that will include a nursery, kindergarten, summer day camps, and day care. Ms. Stetler explained that the school would be a non-conforming use in a residential neighborhood and would require a special exception to expand to the second floor of the building and a variance to allow use of more than 25% of that floor. The Director, Melody Daugherty, was there to answer Council's questions. Mr. Stokley asked if there would be a pickup and drop-off plan and Ms. Daugherty shared that there is one underway that would be available at the hearing; Mr. Stokley requested a copy of the plan. There were no further questions from Council. Mr. Savona inquired whether Council was inclined to support both Zoning Hearing Board applications and they

consented to support both. Mr. Savona stated that he would draft letters of support for Council consideration at the next meeting.

c.) Consider approving the final location of the flagpole outside Borough Hall.

Ms. Cecco explained that a 52-foot flagpole was purchased for installation at the Borough Hall and asked if Council was aware of the size of the flagpole and comfortable with installing it at that height. Ms. Cecco also described that the recommended installation location is between the monument sign and the final letter "n" of the Conshohocken letters on the building. Ms. Cecco requested that Mr. Ray Sokolowski, Director of Public Services, and Mr. Paul Hughes, Director of Engineering, Licenses, and Inspections, approach the podium to assist in answering Council's questions on the matter. Following discussion, Ms. Tutino asked for Council's consent to move forward with the install as Ms. Cecco described and Council consented. Ms. Cecco further explained that she would request quotes for the installation of the flagpole itself, concrete, and the purchase of the three flags that would hang and that she would share them with Council and make a request for an appropriation as next steps.

d.) Consider adoption of a Fire Services Agreement.

Ms. Cecco asked Ms. Sokolowski to explain the matter. Ms. Sokolowski shared that she had distributed a draft copy of a Fire Services Agreement to the other Council Members and that she would like them to review the agreement and share their comments over the next two weeks. Ms. Sokolowski explained that the agreement would protect the volunteers and set operational standards for both fire companies of the Borough. Ms. Cecco clarified that Council would vote to consider adoption of the agreement at the next meeting and received Council authorization to permit both her and Mr. Savona to work with the companies to incorporate their feedback as well.

MANAGER MATTERS

a.) Consider fee waiver request, Sol Yoga

Ms. Cecco explained that Sol Yoga is a studio that operates outside of Conshohocken; they will be holding a fundraiser in Sutcliffe Park the Friday before Father's Day to benefit Beats for Bella. Ms. Cecco shared that the group had requested a waiver of the \$140.00 rental fee and she asked for Council consideration at this meeting.

Ms. Sokolowski made a motion to grant Sol Yoga's fee waiver request, seconded by Ms. Tutino. Ms. Leonard abstained from the vote. The motion carried 6-0-1.

b.) Consider approving the auction of an Inferno Fire Truck through Municibid

Ms. Cecco explained that there is a fire truck that is no longer utilized and the department would like to place it for bid on Municibid. The minimum would be set at \$40,000.00 and it would potentially be sold for \$60,000 as per the recommendation of the Fire Chief. Ms. Cecco explained Council could consider the matter further at their next meeting.

c.) Board of Code Appeals

Ms. Cecco shared that the Board of Code Appeals still has vacancies and that there is a matter of urgency at this time to fill them. Mr. Savona explained how the board is meant to function and discussed the qualifications for potential members. Council requested that Ms. Cecco reach out to applicants that recently applied to other boards and commissions and were not selected to see if they would be interested in serving. Mr. Savona explained that the goal would be to have names of interested individuals for consideration at the next meeting.

d.) Consider approving supplemental appropriations for FY16 carry-over projects

Ms. Cecco explained that there are many outstanding projects that require appropriations. In FY16 Council approved the purchase of emergency fire radios from Montgomery County at \$46,000.00; the radios still need to be installed and the installation would total \$5,300.00 that would come from capital.

After discussion, Ms. Flanagan made a motion to direct the administration to complete the installation of the emergency fire radios for \$5,300.00, seconded by Mr. Stokley. The motion carried 7-0.

Ms. Cecco then explained a second appropriation. To close out the Monto 2040 grant project at Sutcliffe Park, maintenance bonds must be on file in the amount of \$10,529.44. Ms. Cecco stated that the funds would come from capital. Ms. Sokolowski commented that she would like Ms. Cecco to report back how much capital was appropriated outside of what was budgeted at the close of June and Ms. Cecco agreed to do so.

Ms. Cecco's third requested appropriation was for Gasboy PC Software to meet a Public Services Department operational need. The current software that tracks fuels from the Borough gas pump cannot accurately track usage from the three different groups, the Borough, Narberth Ambulance and Sewer Authority, that use the pump for fueling their vehicles. In order to generate accurate numbers, the Gasboy software is needed and will require a \$10,564.00 appropriation for purchase. Mr. Sokolowski approached the podium to elaborate on the need for Council and answer their questions.

Ms. Cecco's final request was to appropriate funds related to the Borough's Second Amendment to the Agreement of Sale and Development Agreement with Keystone Property Group. Ms. Cecco shared that there is a stipulation that a developer fee be paid to Keystone in the amount of \$321,396.00 and that the remaining balance to be paid is \$112,661.00. Ms. Cecco also shared that there is an ongoing soft cost negotiation that is almost finalized and that Keystone will be paying the Borough \$75,000.00 as the result. After further discussion, Ms. Sokolowski requested that the Borough hold-off on payment to Keystone until the soft cost negotiations are completed.

Ms. Cecco then asked Council if they would like to act on any of the recommended appropriations. **Ms. Sokolowski made a motion to approve the requested supplemental appropriations subject to ratification by resolution in two weeks, seconded by Ms. Tutino.** Ms. Cecco clarified that the motion applied to all but the request appropriation for Keystone at this time. **The motion carried 7-0.**

e.) Consider approving Park Mobile implementation and authorizing advertisement of Ordinance No. 2017-06 Traffic Ordinance Amendment.

Ms. Cecco explained that the Borough is working to finalize Park Mobile implementation and that Ordinance No. 2017-06 included language to specify that Parkmobile would be an alternative means of payment for individuals who park their vehicles in currently metered areas. The ordinance also included language that pertains to traffic enforcement around Borough Hall and the language and terms have been discussed in depth by Borough staff. Sergeant Conner approached the podium and answered Council's questions on the matter as well before a vote was taken.

Ms. Leonard made a motion to approve Park Mobile implementation and authorize advertisement of Ordinance No. 2017-06 Traffic Ordinance Amendment, seconded by Mr. Stokley. The motion carried 7-0.

DEPARTMENT MATTERS

a.) Consider awarding the CDBG curb ramp project contract.

Ms. Cecco shared that the project had been before Council already and had been rebid as requested. New bids will be opened on June 14, 2017 and will be before Council for consideration at the voting meeting.

b.) Consider authorization to opt-out of the County CDBG/Home Programs

Ms. Cecco explained that the Borough cannot be included in both the county and state CDBG/Home Programs and that the Borough must submit a letter from the administration to the county stating the desire to opt-out of their program. Ms. Cecco shared that the deadline to do so is June 12th and requested authorization that evening.

Ms. Barton made a motion to authorize the Borough administration to opt-out of the County CDBG/Home Programs, seconded by Ms. Leonard. The motion carried 7-0.

LEGAL MATTERS

a.) Consider approving Resolution 2017-07 - Real Estate Certification Checklist

Mr. Savona explained that the Borough Code requires that Council formally adopt a set of criteria that is used by inspectors while performing home resale inspections; this list of criteria needs to be updated from time to time and both he and Mr. Hughes have updated the list and are requesting the Council ratify and adopt the changes at the next meeting.

b.) Ratify engagement of Obermayer relative to 7 Tower Bridge foreclosure.

Mr. Savona stated that 7 Tower Bridge has gone into foreclosure with its primary lender. The Borough has a mortgage with 7 Tower Bridge through the UDAG Program and, to protect the Borough's interests, he is recommending that the Borough engage outside counsel to intervene in the foreclosure actions and represent the Borough in the proceedings.

Ms. Tutino made a motion to ratify the engagement of Obermayer, Rebmann, Maxwell, and Hippel, LLP to represent the Borough in matters related to the 7 Tower Bridge foreclosure in accordance with the May 24, 2017 proposal, seconded by Ms. Leonard. The motion carried 7-0.

Ms. Tutino also made a motion to authorize the filing of a petition to intervene in the foreclosure action related to 7 Tower Bridge, seconded by Ms. Leonard. The motion carried 7-0.

COUNCIL MEMBER AND MAYOR MATTERS

a.) Comprehensive Plan Task Force Update (Council Member Sokolowski)

Ms. Sokolowski shared that the task force met on June 5th as a follow-up to their bus tour. During the tour, they toured areas of Borough and looked at residential locations and potential building sites; the group also discussed the train station as well as demographic analyses of the community that were shared. Ms. Sokolowski asked Ms. Barton to share her takeaway from the meeting and she shared that the 25-34 year old demographic is the largest in the Borough. Ms. Sokolowski commented that the next meeting would be July 7th.

b.) Discuss Fayette Street Traffic and PennDOT engagement (Council Member Barton)

Ms. Barton requested Council's permission to speak with Mr. James Ritzman of PennDOT and discuss scenarios that might help in controlling traffic and making citizens safer on Fayette Street. Following her meeting, Ms. Barton explained that she would bring Mr. Ritzman's thoughts back to Council. Mayor Frost suggested that Ms. Barton take along the police officer that works on traffic matters and Sergeant Connor shared that that officer is Matthew Foster and that he would work to schedule Officer Foster to attend the meeting.

c.) Consider formation of a "Friends of Mary H. Wood Park" fund (Council Member Flanagan)

Ms. Flanagan asked Council's consent to establish a non-profit to solicit funds for restoration of Mary Wood Park House, revitalize the park, and make renovations to the Community Center. Mr. Savona elaborated on the process for creating the non-profit.

Mr. Stokley made a motion to create a "Friends of Mary H. Wood Park" fund, seconded by Ms. Tutino. The motion carried 7-0.

d.) Consider approving appropriation of funds for Mary H. Wood Park Intern (Council Member Flanagan)

Ms. Flanagan requested that Council approve an appropriation of not more than \$2,000.00 to secure a summer intern archivist to start documenting important historical artifacts at the Mary Wood Park House. Ms. Cecco clarified that the funds would come from the Mary Wood Park fund. Council asked several other questions about the matter.

Mayor Frost commented that he recently inventoried the pictures at Leeland Mansion and there are approximately 10 pieces that should go to the historical society, except for one. There is a picture of Battery C that matches the embroidery of all members at their post. He would like Council permission to donate the picture to them. Ms. Leonard suggested there be a stipulation that, if the building closes, the picture be returned to the Borough. Council discussed other items such as the statues in the garden that should come back to the historical society as well.

e.) Discuss Sutcliffe Park and 2nd Avenue Meadows Playground Openings (Council Member Stokley)

Mr. Stokley shared that he would like to have a ribbon-cutting to celebrate the work that has been done to improve both Sutcliffe Park and the 2nd Avenue Meadows Playground. He suggested that a ribbon-cutting take place on July 3rd at Sutcliffe in honor of both locations. Ms. Cecco clarified that the Director of Public Services would open the parks at his discretion.

Mayor Frost commented that the Car Show was a success and thanked the Fire Police for their help.

PUBLIC COMMENT

A resident, Deborah Cieslewski shared that she would like to purchase “Blue Lives Matter” t-shirts and sell them for \$20.00/piece to fundraise for the Conshohocken Police Department. Mr. Stokley suggested that she share the comment and show the shirts at the voting meeting to get more public awareness. Ms. Tutino suggested she sell them at the fireworks.

Another resident asked why the Borough Council is hearing Zoning Hearing Board applications and not the Zoning Hearing Board. Mr. Savona explained the process and Council’s policy to review matters prior to going to through zoning to determine if they would like to take a position.

ADJOURNMENT

The meeting was adjourned at 8:22 PM.

Respectfully Submitted,

Stephanie Cecco,
Interim Borough Secretary