

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, August 17, 2016

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: Richard J. Manfredi, Borough Manager
Michael J. Savona, Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Mr. James Griffin, Council President, called the meeting to order at 7:07 PM.

PRAYER FOR COUNCIL

Ms. Barton read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Manfredi announced on Mr. Griffin's behalf that Council attended an Executive Session on both a legal and a real estate matter immediately prior to the meeting that evening.

PRESENTATIONS

Mr. Griffin asked Mr. Manfredi to introduce the presentations. Mr. Manfredi shared that the 2016 CDBG hearing has been re-scheduled to occur immediately following the Council meeting's adjournment. Mr. Manfredi also explained that the hearing listed as item b.) would not be held that evening because the applicant made a request for it to be postponed.

- a.) **2016 CDBG Hearing (Chris Stetler, Community Development and Zoning Officer)**
- b.) **Hearing regarding the waiver of off-street parking for 126 Fayette Street (Chris Stetler, Community Development and Zoning Officer)**

Mr. Manfredi then shared a request for an addition to the agenda for Mr. Bill McAvoy to be permitted to present details of a special ceremony being organized by St. Matthew Parish. Council had no objections and so Mr. Stokley introduced Mr. McAvoy. Mr. McAvoy shared that St. Matthew Parish was planning to relocate the statues at St. Cosmos to St. Matthew Parish in a processional on Sunday, September 18th at 1:30 PM. He shared the path for the processional and that a healing service would

take place after the statues are placed in their new location. Mr. McAvoy then asked Council for their consent to hold the ceremony as described; Council was in favor and granted their consent.

CONSENT AGENDA

Mr. Griffin asked Mr. Manfredi to read and explain the items included on the consent agenda.

- a.) **Approve and adopt the Borough Council July 20th Special Meeting, July 20th Regular Meeting, and July 27th Special Meeting Minutes.**
- b.) **Accept the July-ending Treasurer's Report.**
- c.) **Appoint Gary Davis and David Murphy Assistant Fire Chiefs for Conshohocken Fire Company No. 2**
- d.) **Reject the bid for the Community Center at the Fellowship House Air Conditioning Project.**
- e.) **Approve a change order for the Borough Hall Landscaping Project to comply with the Council bid award.**
- f.) **Approve the allocation of \$170,000.00 from the Infrastructure & Storm water line item for the purchase of fire radios.**

Mr. Manfredi added that item e.) regarding the change order was included because of the discussion about what the landscaping package included and the change order reflected a decrease in the amount of the project cost.

Ms. Barton made a motion to accept consent agenda items a.) through f.) as read, seconded by Mr. Stokley. The motion carried 7-0.

Mr. Stokley asked what amount of money the Borough would be retaining as a result of the change order that was approved. Ms. Pattie Guttenplan of Bergmann replied that it was \$2,800. Ms. Guttenplan also answered additional questions from Council before Mr. Manfredi introduced the matters of unfinished business.

UNFINISHED BUSINESS

- a.) **Consider bids for:**
 - i. **Borough Hall Supplemental Lighting Project (Dana Reeves, Bergmann Associates)**

Mr. Manfredi introduced Ms. Dana Reeves of Bergmann Associates to provide the results of the Borough Hall Supplemental Lighting Projects bid. Ms. Reeves explained that no bids were received for the lighting package.

- ii. **Borough Hall Signage Project (Dana Reeves, Bergmann Associates)**

Ms. Reeves shared that five bids were received for the signage package and she reviewed the items included in the signage package. She explained that that low bid on the project was \$29,500.00 and the high bid was \$95,700.00. Ms. Reeves shared that there were issues with the low bid including no bid documentation or bond being submitted and so she made a recommendation to consider awarding the bid to the second lowest bidder which was Nova Sign Group who requested \$43,290.00 to complete the project. Mr. Manfredi asked for clarification on Ms. Reeves's reasons for proposing to reject the low bid and Mr. Savona confirmed that without submitting the appropriate bid documentation, the low bidder was disqualified.

After further discussion, Mr. Stokley made a motion to award the Borough Hall Signage Project to Nova Sign Group for \$43,290.00 subject to the Borough

Solicitor and Borough Manager's review, seconded by Ms. Sokolowski. The motion carried 7-0.

b.) Consider authorizing the Borough Manager to execute the Site Development Agreement for 51 Washington Street and SEPTA Parking Lot Expansion.

Mr. Manfredi introduced the item and asked Mr. Savona to elaborate. Mr. Savona explained that the property developer for 51 Washington agreed to install a parking lot on the adjacent SEPTA property along the tracks as part of the land development approval. Mr. Savona added that, at the time of the approval, the previous Borough Council negotiated for a \$365,000 impact fee and Council agreed to dedicate a portion of the fee to the construction of the parking lot. The original developer sold the project and the current developer, MC Roseland, who provided a current cost estimate of \$795,000 to complete the project which requires additional funds from the developer, SEPTA and the Borough's impact fee to cover. Following multiple communications between all parties, each group proposes to contribute approximately \$70,000 to account for the additional \$210,000.00 estimated for parking lot construction and this agreement and other details including necessary land swaps are memorialized in the Site Development Agreement before Council. Mr. Savona also explained that the next steps upon approval by Council would include signatures from the developer as well as approval from SEPTA in a September meeting.

Mr. Stokley asked Mr. Savona if SEPTA would consider putting in restrooms at their station as a condition of the agreement and Mr. Savona replied that SEPTA is not interested in putting in restrooms at this time. Mr. Savona also reiterated plans for SEPTA to make improvements to the Conshohocken Station that were included in their capital budget and Mr. Manfredi explained the difference between the parking lot project and the project to improve the train station which was shared in their recent commitment letter to the Borough.

Following discussion, Ms. Barton made a motion to authorize the Borough Manager to execute the Site Development Agreement for 51 Washington Street and SEPTA Parking Lot Expansion, seconded by Ms. Flanagan. The motion carried 7-0.

NEW BUSINESS

a.) Consider adopting the following Borough ordinances: a.) Amendment to the Public Consumption Ordinance, Ordinance 2016-02; b.) Amendment to the Borough's Peddling and Soliciting Ordinance, Ordinance 2016-03; c.) Amendment to the Borough's Traffic Ordinance, Ordinance 2016-04.

Mr. Manfredi introduced the item and asked Mr. Savona to explain the ordinance amendments. Mr. Savona shared that Section 6-502 of the current open container ordinance conflicts with the Borough's Sidewalk Café License permissions and did not allow for public consumption during special events. Mr. Savona explained that the proposed amendment would allow consumption on sidewalks, streets, or other public places in the Borough where customers at establishments with valid sidewalk café licenses are being served as well as at festivals, parade or other events of public significance where the sale and consumption of alcoholic beverages has been specifically approved by the Borough.

Mr. Savona then explained that the amendment to the peddling and soliciting ordinance would grant the Borough Manager the authority to delegate the functions described in the ordinance to administrative staff and/or the Police Department. The amendment would also allow for the Borough to maintain a listing of properties where the property owners have not given their consent for individuals to enter onto their property to peddle or solicit and for the Borough to issue placards identifying the property as registered under this new section of the ordinance. Mr. Savona explained that the final feature of the ordinance

allows for any persons that are issued peddling and soliciting licenses to be given a copy of the most current "Do Not Solicit" listing at the time their license is issued.

Mr. Savona then shared that the third amendment was a comprehensive update to the Borough's traffic ordinance that was prepared to correct conditions related to traffic flow in the Borough that were inconsistent with the ordinance as identified in a study performed by Police Chief Orlor. The amendment also updates the parking plan surrounding the Borough Hall and clarifies provisions related to handicapped parking and the issuance of citations.

Ms. Leonard then made a motion to adopt the Amendment to the Public Consumption Ordinance, Ordinance 2016-02, the Amendment to the Borough's Peddling and Soliciting Ordinance, Ordinance 2016-03, and the Amendment to the Borough's Traffic Ordinance, Ordinance 2016-04, seconded by Ms. Barton. The motion carried 7-0.

a.) Consider bids for the 2016 Paving and Storm Sewer Rehabilitation Projects

Mr. Manfredi introduced the item and invited Mr. Harvey Buek, Public Works Superintendent, to present on the projects in place of Mr. Hughes. Mr. Buek shared that the 2016 Paving Project consists of East 6th Avenue from Hallowell Street to Wells Street, West First Avenue from Maple Street to the dead end, West 9th Avenue from Maple Street to Wood Street, and Wood Street from West 9th Avenue to West 10th Avenue. Mr. Buek shared that there was an alternate bid for Wood Street from West 6th Avenue to West 7th Avenue as well. The bids were opened on Friday August 12th and there were two bidders; the low bidder was Kehoe Construction at \$155, 589.00 for the base bid and they were also low for the alternate bid at \$22,081.00. Mr. Buek explained that RVB Engineers and the Borough Engineer have recommended that both the base bid and the alternate bid be awarded to Kehoe Construction. Council and Mayor Frost then inquired about the paving program and Mr. Buek responded to their questions.

Mr. Stokley made a motion to award the 2016 Paving Program bid to Kehoe Construction for the base bid and the alternate bid in the amount of \$177,670.00, seconded by Ms. Flanagan. The motion carried 7-0.

Mr. Buek then explained that the 2016 Storm Sewer Rehabilitation Project would consist of cleaning, televising, grouting, and lining approximately 360 lineal feet of 30-inch diameter storm sewer reinforced concrete pipe. Mr. Buek shared that only one bid was received from Video Pipe Services in the amount of \$15,470.00 and both RVB Engineers and the Borough Engineer have recommended award to the low bidder. Mr. Buek then elaborated on how the work would be completed and answered Council and Mayor Frost's questions on the project.

Ms. Sokolowski made a motion to award the 2016 Storm Sewer Rehabilitation Project to Video Pipe Services in the amount of \$15, 470.00, seconded by Ms. Leonard. The motion carried 7-0.

Following the project awards, Mr. Manfredi explained that earlier two Assistant Fire Chiefs were appointed and that Mr. David Murphy was present that evening to be sworn-in. Mayor Frost then read the Oath of Office and Mr. David Murphy was sworn-in as an Assistant Fire Chief to Conshohocken No. 2.

Ms. Sokolowski asked for clarification on what the Supplemental Lighting Project would entail once it is awarded and both Ms. Reeves of Bergmann Associates and Mr. Manfredi reviewed the package details.

Mr. Manfredi reiterated that the 2016 CDBG Hearing would be taking place following the meeting.

PUBLIC COMMENT

Mr. Griffin called for public comment and Mr. John Costello, of Conshohocken Fire Company No. 2, announced that, on October 15th at 2:00 PM, they would be holding a ceremony to house their Pierce Pumper fire truck and invited Council to attend. Ms. Barton replied that Council had received the letters and all members of Council thanked Mr. Costello.

Ms. Rosemary Northcutt shared that the 2007 Comprehensive Plan notes state that Conshohocken's park acreage is far below recommended standards; she explained that the preservation of open space as well as permeable space should be a priority for the Borough and asked that the Borough acquire permeable space when possible to increase its recreational space.

Ms. Rosemary Northcutt also requested an update on Fun Fest. Mr. Manfredi replied that the Borough is on track for September 17th and provided updates on communications initiatives for it and activities that will be included throughout the event such as multiple vendors, children's activities, two locations with entertainment, a Borough informational table and a 5K.

Ms. Sokolowski commented that the weekend of September 16th would be a great weekend for the Borough with Inside Out Art Exhibits, Fun Fest, and the St. Matthew Parish Processional.

Mr. Stokley commented that the concerts in the park were very successful and so is the Summer Basketball League; he added that the games are on Monday and Wednesday at Sutcliffe Park.

Ms. Flanagan shared that she is looking forward to Fun Fest and Ms. Barton commented that she is looking forward to her upcoming vacation.

Mr. Griffin announced that the "We Support Conshohocken Police" signs are available at the Community Center at the Fellowship House and that he is pleased to see them displayed around the community to support our great police force.

ADJOURNMENT

The meeting was adjourned at 8:09 PM.

Respectfully Submitted,

Richard J. Manfredi,
Borough Manager