

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING  
Wednesday, May 20<sup>th</sup>, 2015

PUBLIC MEETING

PRESENT: Robert Frost, Mayor  
Paul McConnell, Council President  
Mr. James Griffin, Council Vice-President  
Karen Tutino, Council Member  
Anita Barton, Council Member  
Robert Stokley, Council Member  
Edward Phipps, Council Member

ALSO PRESENT: Richard J. Manfredi, Borough Manager  
Michael Savona, Borough Solicitor  
Paul Hughes, Borough Engineer

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 8<sup>th</sup> Avenue & Fayette Street, Conshohocken, Pa. Mr. Paul McConnell, Council President, called the meeting to order at 7:04 pm.

**PRAYER FOR COUNCIL**

Fire Chief Leo Costello read a prayer for Council.

**PLEDGE OF ALLEGIANCE**

**COUNCIL PRESIDENT ANNOUNCEMENTS**

There were no announcements made.

**PRESENTATIONS**

- a.) Recognition of Conshohocken Fire Company No. 2 volunteers for their response to the November 27, 2014 river rescue; Leo Costello, Fire Chief.**

Leo Costello shared that, on Thanksgiving night, representatives of No. 2 were dispatched to a rescue on the Schuylkill River and that, only twenty-nine minutes after dispatch, a small group had retrieved the victim and taken the victim for medical treatment; the victim did pass away but the efforts of those involved in the rescue should be recognized. Mayor Frost and Chief Costello recognized the members of the unit involved in the rescue at No. 2's annual banquet; those members represented Air 35 and Engine 35 and were Engineer Dan Costello, Asst. Engineer Matthew Green, firefighters John Costello, Kristen Davis and Matthew Costello. Mr. Costello also recognized Tim Gunning, Mike Yuengling and Rich Vose who were on the team that went into the river and located the victim within the first seven minutes of the rescue. Assistant Chief Gary Davis was the first officer on the scene and Justin Weidamoyer assisted medical crew to resuscitate the victim that evening.

Mr. McConnell thanked the volunteers for all that they do and invited comment. Mr. Stokley shared that he had recently witnessed the efforts of all of the men and women, both from Conshohocken and from outside of the Borough, involved in putting out a blaze and they deserve our gratitude for their heroic efforts.

Mr. McConnell mentioned that another group also deserves recognition for their efforts, the sisters of St. Joseph's convent. He invited Mayor Frost to read the resolution that he presented to them on the previous Sunday and that would also be part of the evening's consent agenda; Mayor Frost read the resolution aloud. Mayor Frost also shared that only six nuns remain in the convent at 3<sup>rd</sup> and Harry Streets and that the convent will close on August 23<sup>rd</sup> of this year; the nuns would be relocated to the Villa in Flourtown.

Mr. McConnell then introduced the items on the consent agenda.

#### CONSENT AGENDA

- a.) **Approve and adopt January - March Borough Council Meeting Minutes.**
- b.) **Deny Gambone Digiacomio's request for a Business Privilege Tax refund for tax years ended December 31, 2011 through December 31, 2014.**
- c.) **Deny David Keller of the Conshy Rib House's request for a refund of his 2010 Business Privilege Tax penalty and interest.**
- d.) **Grant approval for the Police Department to donate their 1983 GMC Rescue Truck to the Terry Farrell Foundation.**
- e.) **Approve KSK's proposal to secure the LeeLand Mansion/Old Borough Hall.**
- f.) **Ratify Proclamation/Resolution 2015-07 recognizing 100 years of service for St. Joseph's convent.**
- g.) **Grant a waiver of off-street parking for 6 East First Avenue.**

**Mr. Stokley made a motion to approve and accept the consent agenda as read, seconded by Mr. Griffin. The motion carried 6-0.**

Mr. McConnell then introduced the next item, unfinished business.

#### UNFINISHED BUSINESS

- a.) **Approve or reject height bonus request for the LD-2015-01 project at 400 West Elm Street.**

Mr. McConnell asked if Mr. Savona to summarize the item. Mr. Savona explained that the item was discussed at the work session and the applicant was requesting a twenty-five foot height bonus, which is available under the SP3 Zoning District regulations if a developer provides a public amenity to the residents of the Borough. The developer is proposing a comfort station along the Schuylkill River Trail and tonight's approval is to approve the concept only; the final design still needs to be determined by the Design Review Committee and the Planning Commission before Council can approve that portion.

Mr. McConnell expressed that the comfort station would meet a community need. Mr. Stokley inquired how many additional square feet would be added to the proposed office building if the 25 ft. height bonus were granted; roughly 64,000 square feet would be added per Bob Dwyer, architect on the project. Ms. Barton asked how it would compare with the height of the Grande. Mr. Bob Dwyer offered to bring the height information to the next work session.

Ms. Tutino requested the item be tabled until the next meeting to allow for further discussion.

**A motion to table to the June 3<sup>rd</sup> agenda was made by Karen Tutino. The motion carried 6-0.**

**b.) Approve or reject a waiver of off-street parking for 319 Forrest Street.**

Ms. Stetler summarized the item as Mr. McConnell requested and explained that the public hearing was held at the May work session. She noted a comment from a nearby resident that the business' employees were returning to the property late at night and making a lot of noise and, to address that concern, Mr. Gravenese, property manager, did receive information on the ordinance that he has shared with the business owner. Mr. McConnell asked Mr. Savona if he had any other legal opinion on how the motion should be phrased to address the noise concerns and Mr. Savona explained the conditions that should accompany the waiver request if granted by Council.

**A motion was made to grant a waiver of off-street parking for 319 Forrest Street made subject to the applicant's compliance at all times with the noise ordinance requirements of the Borough and to restrict deliveries to or from the premises from 6 pm through 7 am by Robert Stokley. James Griffin seconded the motion. The motion carried 6-0.**

**c.) Determine if there are any additional roads to be paved as part of the 2015 paving program.**

Mr. McConnell explained that this item is on the agenda as an open question to Council to inquire whether any additional roads should be considered for paving. Mr. Stokley commented that he had spoken with Mr. Hughes, Borough Engineer, about the list of roads that were approved and that he is satisfied with the current listing. He added that he would like to review a list of all repair costs.

Mr. Manfredi offered to put the listing of the roads to be paved on the website so that all residents could refer to it. Mr. McConnell asked if there was any further discussion or a motion needed and there was nothing further.

**d.) Approve or reject change orders for Borough Hall Police Department.**

Mr. McConnell explained the main two change order items for discussion were for lockers and access control systems in the new Borough Hall Police Department. He explained that the change order with both items on it was amended to include pressure relief valves and asked Mr. Greg Kane, construction manager on the project, to explain the change order amendment.

Mr. Kane shared that Aqua PA issued a notice requiring the project to include a pressure-reducing valve on both the fire and domestic lines that increased the price of the change order by \$10,432.00. Mr. Savona requested that Council approve all change orders as separate items.

**Mr. Savona suggested Council make a motion to approve the change order relating to the pressure treatment valves as required by Aqua for water service with the total change order amount as \$10,432.80.**

**A motion was made by James Griffin to approve the change order as recommended. Seconded by Paul McConnell. The motion carried 6-0.**

Mr. Savona asked Mr. Kane to explain the second change order requested.

**Mr. Savona clarified that the next motion would be to approve the change order for the access control system subject to a not to exceed price of \$432,225.60 and all appropriate submittals.**

**A motion was made by Anita Barton to approve the change order as recommended. Seconded by Karen Tutino. The motion carried 6-0.**

Mr. Kane then briefed Council on the next change order item for consideration related to lockers. He explained that the final price was not yet established but that it would be presented for discussion at the next work session on June 3, 2015.

**A motion to approve change order # 17047 for coring and layout changes priced at \$21,974.40 was made by Robert Stokley. Seconded by James Griffin. The motion carried 6-0.**

Mr. Savona addressed the next change order item for an additional \$7,479.60 to prepare the building for Verizon.

**A motion to approve change order # 17056, the Verizon D-Mark priced at \$7,479.60, was made by James Griffin and seconded by Anita Barton. The motion carried 6-0.**

Mr. Savona introduced the final change order, # 17059, for BAS control to access the generator priced at \$8,487.60. Mr. McConnell then asked Mr. Kane whether the BAS control would be a new system that had both web-based and cellular capabilities and Mr. Kane was unable to answer indefinitely. After further discussion by Council, it was determined that this change order item should be considered at a later meeting and it was not voted upon.

## **NEW BUSINESS**

- a.) Consider approving a supplemental appropriation from the capital fund to purchase new financial and recreation software.**

Mr. McConnell introduced the item and explained that the Borough is looking to upgrade the financial software and that now is an appropriate time for Council to consider appropriating the funds to do so. He added that the Borough is considering utilizing Edmunds & Associates' software and invited the representatives from Edmunds & Associates that were present that evening to speak about their product.

Mr. Jeff Stoudt, Director of Sales and Marketing for Edmunds & Associates, shared that it is a family-owned, privately-owned company and that they work exclusively with local governments. He added that everything is fully developed and supported by the company and it is guaranteed to be federally and state compliant. The

proposal offered to Conshohocken is for financial and revenue collection, permitting, and rental inspection and it is fully integrated.

Mr. McConnell explained that he would still prefer that there be additional testing done on the software before it is purchased. Mr. Manfredi explained that the funds would come from the capital reserve fund and it is before Council that evening because it was not part of the budget as written and he clarified that, if all due diligence clears the software, the Borough does intend to purchase it.

**A motion to approve a supplemental appropriation from the capital fund to purchase new financial and recreation software conditioned upon the due diligence bearing out that this software is suitable for the Borough was made by Ms. Anita Barton. Seconded by Robert Stokley. The motion carried 6-0.**

#### **PUBLIC COMMENT**

There was comment from Mr. Dennis Beaver that he is concerned with the traffic on Elm Street. He was also concerned about adding the comfort station to the trail because there is already a restroom at Sutcliffe Park that is experiencing cleaning problems. He mentioned that there should be more stop signs near the bike path.

Mr. Manfredi made an additional comment to address Mr. Beaver's concern about cleaning the restrooms at Sutcliffe. Mr. Manfredi shared that there will be an agenda item in June specifically to address cleaning and custodial services for Borough facilities.

A resident, Rosemary Northcutt, commented that the pedestrian crossing light at 6<sup>th</sup> and Fayette is not on long enough for pedestrians to cross. She suggested adding time to the light to allow for safer crossing. Mr. McConnell asked Mr. Hughes to look at the cycle on this particular light.

Next, Mayor Frost discussed parking electric cars at the new Borough Hall. Mr. Hughes commented that, it was a change order item originally, but it had been cut to reduce the costs. Mr. Manfredi mentioned that it may be something that can be added after the fact.

Mayor Frost added that he received notice and a schedule on the veterans' events in honor of Memorial Day. He shared the items with Council.

Ms. Anita Barton discussed that she was approached by one of the blind residents that lives downtown and he has requested the Borough look into adding talking lights at five intersections in the Borough. Mr. Manfredi commented that he would be talking with PennDOT next week and will bring the item up then.

#### **ADJOURNMENT**

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,

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Richard J. Manfredi, Secretary