

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, July 17, 2024

PUBLIC MEETING

PRESENT: Tina Sokolowski, Council President
Kathleen Kingsley, Council Vice-President
Anita Barton, Senior Council Member
Alan Chmielewski, Council Member
Stacy Ellam, Council Member
Ralph Frey, Council Member
Adrian Serna, Council Member
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager
Michael E. Peters, 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. Ms. Sokolowski, Borough Council President, called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

There were no council president announcements.

PUBLIC COMMENT (for agenda items only)

Mark Weinmann, 853 Hilldale Road in West Chester, shared that he would be happy to collaborate with the Borough on the design of the Raymond Ludwig Weinmann Sr. Memorial Pocket Park, which is named after his late father.

PRESENTATIONS

a.) Swearing-in of Patrol Officers and Sergeant

Mayor Aronson swore in Eric Perna and Patrick Fusco as Patrol Officers and Eric Hall as Sergeant for the Conshohocken Police Department.

b.) Recognition of Detective Sergeant Appointment

Police Chief, David Lennon, recognized Sergeant Murray for his appointment to Detective Sergeant, a new position within the department.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Consider adopting Ordinance 04-2024 amending the Borough's food vendor ordinance regulations

Mr. Peters provided an overview of the proposed ordinance amendment. He explained that the ordinance clarifies requirements related to licenses, insurance and inspections for food vendors. Mr. Peters stated that the ordinance contains hours and location limitations, and clarifies that food vendors are only permitted in the Specially Planned District 1, Specially Planned District 2, and Specially Planned District 3 zoning districts of the Borough, unless the hours and location requirements are exempt from the hours and location requirements by the ordinance or waived by Borough Council.

Mr. Frey inquired about food trucks for private use. Mr. Peters stated that the private use of trucks is prohibited under the current ordinance and that there is no change proposed in the amendment. He explained that any request for utilization of a food truck at a special event requires Borough Council approval if on public property or in the public right of way.

Mr. Frey also asked if the ordinance would prohibit ice cream trucks from operating. Mr. Peters responded that the amended Food Vendor Ordinance does not prohibit operation of ice cream trucks in the Borough.

Mr. Frey made a motion to adopt Ordinance 04-2024 amending the Borough's food vendor ordinance regulations, seconded by Mr. Chmielewski. The motion carried 7-0.

CONSENT AGENDA

Ms. Sokolowski read and reviewed the items included on the consent agenda.

- a.) **Approve and adopt the June 5 and June 18 Regular Meeting Minutes**
- b.) **Approve the June-ending Treasurer's Report and Accounts Payable**

Ms. Kingsley made a motion to approve and adopt the June 5 and June 18 Regular Meeting Minutes, seconded by Ms. Ellam. The motion carried 7-0.

Ms. Barton made a motion to approve the June-ending Treasurer's Report and Accounts Payable in the amount of \$1,627,171.90, seconded by Mr. Serna. The motion carried 7-0.

UNFINISHED BUSINESS

- a.) **Consider awarding a bid for the construction of a storage facility at the Community Center**

Ms. Cecco stated that bids were received on July 8, 2024 for the Community Center Storage Facility project that was advertised through an RFP. She shared that the recommendation is to award the bid to the low bidder, Dellose Construction, in the amount of \$90,000.00. She confirmed that the bid meets the specifications listed in the RFP. Ms. Cecco described the proposed location of the storage facility.

Ms. Kingsley made a motion to award a bid to Dellose Construction LLC in the amount of \$90,000 for the construction of a storage facility at the Community Center per the specifications of the request for proposals, seconded by Mr. Frey. The motion carried 7-0.

- b.) **Consider approving Resolution 2024-11 authorizing the submission of the HOME Program grant application**

Ms. Cecco shared that the Borough is preparing an application for HOME Program grant funds in the amount of \$250,000.00. She stated that the funds would be used to continue the existing single-family, owner-occupied rehabilitation program. She asked Council to consider approving a resolution that would authorize the submission of the grant application.

Mr. Serna made a motion to approve Resolution 2024-11 authorizing the submission of the HOME Program grant application, seconded by Mr. Chmielewski. The motion carried 7-0.

- c.) **Discussion and approval of the Borough welcome sign design located at the Raymond Ludwig Weinmann Sr. Memorial Pocket Park**

Borough Council reviewed the design of a welcome sign to be located at the Raymond Ludwig Weinmann Sr. Memorial Pocket Park. Ms. Cecco explained that the sign is an approved FY 2024 capital budget item. Borough Council provided feedback on the location, size and verbiage of the sign. Ms. Cecco stated that revisions would be made and presented to Borough Council at a future public meeting.

- d.) **Consider authorizing execution of the Assignment and Assumption Agreement between the Redevelopment Authority and the Greater Conshohocken Economic Development Corporation**

Ms. Cecco stated that Montgomery County Redevelopment Authority (RDA) holds and administers a grant fund that is utilized by the Greater Conshohocken Economic Development Corporation (GCEDC) for a loan program for new and existing businesses within the Borough. She explained that the GCEDC and the RDA have agreed to transfer the Revolving Loan Fund from the RDA to the GCEDC. Ms. Cecco asked Council to consider authorizing execution of the Assignment and Assumption Agreement between the RDA and the GCEDC to effectuate the transfer.

Ms. Kingsley made a motion to authorize execution of the Assignment and Assumption Agreement between the Redevelopment Authority and the Greater Conshohocken Economic Development Corporation, seconded by Mr. Chmielewski. The motion carried 7-0.

NEW BUSINESS

- a.) **Conduct an interview of a vacancy on the EAC**

Ms. Sokolowski introduced Evan Campbell who was present to interview for a vacancy on the Environmental Advisory Council (EAC). Mr. Campbell discussed his desire to make a positive impact on the community. He shared his experience with volunteering, such as distributing food to those in need in the Philadelphia area through Sharing Excess. He discussed his priorities, if appointed as a member of the EAC. Mr. Campbell stated that he created the Conshohocken Running Club, which hosts weekly runs for all ages. He explained how he would like to utilize environmental interventions to increase health-enhancing physical activity. He confirmed that the time commitment as a member of the EAC is not an issue as he has been actively participating with EAC over the last few months.

- b.) **Consider approving 203 East 12th Avenue (LD-2019-02) escrow release no. 2 (final) for demolition in the amount of \$9,185.07**

Ms. Barton made a motion to approve 203 East 12th Avenue escrow release no. 2 (final) for demolition in the amount of \$9,185.07 subject to the current owner fully funding the construction escrow, seconded by Mr. Serna. The motion carried 7-0.

- c.) Consider approving Resolution 2024-12 authorizing the submission of the DCED Multimodal Transportation Fund grant application**

Ms. Sokolowski introduced Tyler Williams, Borough Alternate Engineer, to discuss the DCED Multimodal Transportation Funding grant application. Mr. Williams stated that the Borough is preparing a grant application in the amount of \$511,901.04 for improvements to Harry Street from 8th Avenue to 11th Avenue. He explained that project would include stormwater management improvements, the installation of ADA compliant curb ramps, sidewalks and crosswalks and roadway resurfacing. Mr. Williams confirmed that the DCED Multimodal Transportation Fund has no match requirement for municipalities in 2024. Ms. Cecco explained that the completion of this project would provide an ADA compliant pedestrian pathway from 3rd Avenue to 11th Avenue. Mr. Williams added that, if the grant is awarded, this project would replace the Liquid Fuels Road Program in 2025, freeing up additional Liquid Fuels funds for the Borough to allocate towards roadway improvements in 2026.

Ms. Kingsley made a motion to approve Resolution 2024-12 authorizing the submission of the DCED Multimodal Transportation Fund grant application in the amount of \$511,901.04, seconded by Mr. Serna. The motion carried 7-0.

- d.) Consider approving a professional services agreement with RVE for inspection services for the Housing Rehabilitation Program**

Ms. Cecco shared that the Borough Residential Building Inspector, who performs inspection related services for the Borough's Housing Rehabilitation Program, is on medical leave. Therefore, Borough Administration is recommending that Council consider contracting a third party, specifically RVE, to provide inspection services on a temporary basis.

Mr. Frey made a motion to approve a professional services agreement with RVE for inspection services for the Housing Rehabilitation Program, seconded by Ms. Kingsley. The motion carried 7-0.

- e.) Consider approving zoning escrow releases for 128 East Ninth Avenue, 203 East Twelfth Avenue (Lots 1, 2 & 3), 113 West Eighth Avenue, and 150 West Eighth Avenue**

Mr. Serna made a motion to approve zoning escrow releases for 128 East Ninth Avenue in the amount of \$3.79 plus interest, 203 E. 12th Avenue Lot 1 in the amount of \$289.15 plus interest, 203 E. 12th Avenue Lot 2 in the amount of \$289.15 plus interest, 203 E. 12th Avenue Lot 3 in the amount of \$289.15 plus interest, 113 W. 8th Avenue in the amount of \$996.11 plus interest and 150 W. 8th Avenue in the amount of \$259.55 plus interest, seconded by Ms. Barton. The motion carried 7-0.

- f.) Consider approving payment certificate no. 1 for the 2024 Liquid Fuels Road Program**

Ms. Kingsley made a motion to approve payment certificate no. 1 for the 2024 Liquid Fuels Road Program in the amount of \$339,458.62, seconded by Ms. Ellam. The motion carried 7-0.

- g.) Consider approving a tuition reimbursement for Detective Bahn for the 2024 fall semester**

Ms. Ellam made a motion to approve a tuition reimbursement for Detective Bahn for the 2024 fall semester in the amount of \$1,714 plus the cost of books, seconded by Mr. Frey. The motion carried 7-0.

- h. Consider approving Resolution 2024-13 authorizing the sale of a 2014 Ford Escape and 2016 Chevrolet Traverse**

Ms. Cecco shared that the Borough is authorized to sell Borough-owned property through an online auction sale, Muncibid, pursuant to certain procedural requirements. She explained that Borough Administration has identified a 2014 Ford Escape and a 2016 Chevrolet Traverse that are no longer of use to the Borough per the five (5) year depreciation schedule for vehicles. She asked Council to consider approving a resolution authorizing the sale of the vehicles.

Ms. Barton made a motion to approve Resolution 2024-13 authorizing the sale of a 2014 Ford Escape and 2016 Chevrolet Traverse on Muncibid per the Borough's capital asset depreciation schedule, seconded by Mr. Serna. The motion carried 7-0.

- i. Consider approving a fee waiver request for the Hispanic Heritage Association for use of Mary Wood Park**

Mr. Frey explained that the Hispanic Heritage Association is requesting a fee waiver for the use of Mary Wood Park and the Mary Wood Park Pavilion for a salsa demonstration on July 24, 2024. Mr. Chmielewski

inquired about the requirements of a fee waiver request for use of Borough facilities. Ms. Cecco responded that entities seeking a fee waiver must submit a formal letter of request, a park permit application and a certificate of insurance. Ms. Cecco confirmed that the required documentation is incomplete. Borough Council agreed to approve the fee waiver subject to final review and approval by Borough Administration.

Mr. Frey made a motion to approve a fee waiver request for the Hispanic Heritage Association for use of Mary Wood Park and the Mary Wood Park Pavilion for an event on July 24, 2024 contingent upon receipt of all required documentation by July 24, 2024, seconded by Mr. Serna. The motion carried 6-1. Mr. Chmielewski opposed the motion.

PUBLIC COMMENT

There was no public comment.

COUNCIL AND MAYOR MATTERS

Mayor Aronson thanked emergency services personnel for their hard work during the recent storms. He shared that the Conshohocken Running Club celebrated its 10th anniversary. Mayor Aronson shared highlights from Conshohocken Night at the Reading Phils baseball game. He recognized Borough staff for their hard work with the Fireworks Event and Soapbox Derby.

Ms. Barton read a comment from a constituent, Colleen Purcell Henry, thanking Borough emergency services personnel for their help during the storms.

ADJOURNMENT

The meeting was adjourned at 8:33 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary