

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, August 7, 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  
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, Council President, called the meeting to order at 7:00 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Sokolowski announced that an Executive Session was held immediately prior to the regularly scheduled public meeting on a property matter.

**PRESENTATIONS**

**a.) New Operations Employee Introduction, Shauna Wylesol, Executive Assistant for Operations**

Shauna Wylesol, Executive Assistant for Operations, introduced Cristal Ramos, newly hired administrative assistant for Operations.

**b.) Presentation on Hope Card Program for Domestic Violence Survivors, Noah Marlier, Montgomery County Prothonotary**

Noah Marlier, Montgomery County Prothonotary, announced that the Montgomery County Prothonotary's Office has launched a Hope Card Program for abuse survivors. He explained that the program provides a free business-card-sized document which contains key information about final Protection from Abuse (PFA) orders. He stated that abuse survivors can quickly provide the card to responding law enforcement officials, who will confirm an active protective order is in place. Mr. Marlier also discussed the online protection from abuse packets which allows anyone seeking a PFA order to begin the process online by completing an online packet. He explained that this process can potentially reduce the amount of time a person needs to spend in the Courthouse during the initial filing process.

**c.) Local Climate Action Plan (LCAP) Presentation, EAC, Justin Claffey and Tim Beckel**

Ms. Sokolowski introduced Justin Claffey and Tim Beckel from the EAC who were present to provide an update on the Local Climate Action Plan (LCAP). Mr. Beckel provided an overview of the process of developing the Borough's LCAP. He shared that the EAC collected data to establish a greenhouse gas (GHG) emissions inventory and created GHG emission reduction strategies based on community goals. He reminded everyone that Conshohocken's goal is to be 100% clean renewable electricity by 2035 and 100% clean renewable energy when replacing heat and vehicles by 2050. Mr. Claffey discussed the EAC's recommended emission reduction strategies, which included green power purchasing and electrification and heat pumps.

Ms. Sokolowski asked if the strategies and goals were feasible given the types of residential homes in Conshohocken. Mr. Beckel explained that green power purchasing can be applied to any type of home.

Mr. Serna inquired about Community Choice Aggregation (CCA). Mr. Beckel explained that CCA is a program that allows Pennsylvania boroughs to purchase electricity for their residents and small businesses and provide them with 100% renewable energy. Mr. Claffey added that anyone can call their energy provider and ask for 100% renewable energy.

Ms. Sokolowski inquired about next steps. Mr. Beckel replied that the EAC will continue to collect data and research additional GHG emission reduction strategies for the community.

**d.) Department of Recreation Services Growth, Lauren Irizarry, Director of Recreation Services**

Ms. Sokolowski introduced Lauren Irizarry, Director of Recreation Services, who was present to discuss the growth and future needs of the Recreation Department. Ms. Irizarry discussed how the Recreation Department has experienced significant growth in recent years due to a steady increase in participation rates

and demand for services. She provided an overview of new and future programming and facility and park usage. She discussed the success of the Conshohocken Summer Camp. Ms. Irizarry discussed required future growth in services to match growth in the Borough, facility restrictions and presented a future proposed organizational structure.

**e.) Second Avenue Veteran’s Park, Ray Sokolowski, Executive Director of Operations**

Ray Sokolowski, Executive Director of Operations, was present to discuss the proposed Veteran’s Park at Second Avenue. Mr. Sokolowski discussed the Second Avenue roadway conditions. Based on information provided by the Borough’s Traffic Engineer, he explained that traffic flow on this steep of a roadway exiting onto a 4-lane road has been problematic in the past with accidents and damage to vehicles who bottom out at the end of the street exiting onto Fayette Street. He added that repetitive costly repairs had been needed in the past on this portion of road given the steep of the slope and the effect this has on the macadam. Mr. Sokolowski shared some renderings of the proposed improvements which included retaining walls, native landscape plantings, amphitheater seating, performance stage, and an upper Veteran’s memorial plaza. He explained that the plan is to incorporate the “family statue” in the proposed park. Mr. Sokolowski stated that project would cost an estimated \$2 million.

Lis Ben, resident of Marshall Lee Towers, inquired about ADA accessibility for disabled veterans. Mr. Sokolowski replied that the overlook area, located on the upper end of Second Avenue, would be accessible.

Ms. Cecco stated that Borough Council would consider including the project in the FY 2025 budget.

Mr. Peters discussed a proposed ordinance amendment that would establish a one-way u-shaped street on West 2nd Avenue located between Forrest and Fayette and create a public square on the lower end of 2nd Avenue closer to Fayette Street.

**LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES**

**a.) Discussion on amending group home provisions of the Zoning Ordinance**

Mike Peters shared that Borough Administration identified certain internal inconsistencies in the provisions of the Zoning Ordinance regarding group homes. He recommended amending the ordinance to permit group homes by special exception in the RO, BR-1, and BR-2 Zoning Districts. He explained that a special exception would not be required for individuals in a protected class category, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. He asked Council to review the proposed revisions and consider authorizing its advertisement at the Voting Meeting in August.

**COUNCIL BUSINESS**

There was no Council business.

**MANAGER MATTERS**

**a.) Consider approving Resolution 2024-14 approving an extension of a temporary no parking area on First Avenue at the intersection with Harry Street and outdoor dining for a temporary basis in that area of Daniel’s Restaurant**

Ms. Cecco stated that Borough Administration received no complaints regarding the temporary parking regulations and therefore, is requesting that Council consider extending the parking regulations for an additional 90 days. Ms. Ellam inquired about traffic incidents in the area since establishing the outdoor dining. Chief Lennon responded that no incidents have occurred.

**Mr. Serna made a motion to approve Resolution 2024-14 approving an extension of a temporary no parking area on First Avenue at the intersection with Harry Street and outdoor dining for a temporary basis in the area of Daniel’s Restaurant, seconded by Ms. Ellam. The motion carried 6-0. (Frey absent)**

**b.) Consider reappointing Bee, Bergvall & Co., P.C. to conduct the Borough’s annual financial audit for the fiscal years ending 2024, 2025 and 2026**

Ms. Cecco shared that Bee, Bergvall & Co., P.C. has conducted the Borough’s annual financial audits since 2016. She explained that since their appointment, the Borough has completed an OPEB valuation, finalized a capital asset list and policy and implemented government wide financial statements. She discussed how these accomplishments were in large part due to the positive working relationship between Bee, Bergvall and Borough Administration. She stated that, therefore, Borough Administration is recommending the reappointment of Bee, Bergvall for an additional three years, which would encompass FY24, FY25 and FY26 financials. Ms. Cecco discussed the proposed rate schedule which provides for a total increase of \$1,000.00.

**c.) Consider approving the issuance of a notice of intent to award a bid for the Green-Light-Go project**

Brian Keaveney, Borough Traffic Engineer, was present to discuss the Elm Street Traffic Modernization Project. Mr. Keaveney shared that the Borough applied for and received a grant through PennDOT to implement new, modernized traffic signal control equipment along Elm Street at Harry Street, Maple Street, Oak Street and Colwell Lane. He stated that the project was bid and that the low bid for each location came

in higher than the budgeted amounts. He explained that although PennDOT has provided grant funding to support these projects, additional funds beyond the original project cost estimates must be provided by the Borough.

Ms. Cecco stated that the Borough was awarded \$1,508,466.00 by PennDOT towards these projects. She explained that the Borough budgeted \$380,000.00 for the required grant match and that an additional \$275,000.00 would be required to complete the project based on the bids received. She shared that the Borough has the required funds available in the capital budget for 2024.

Ms. Sokolowski inquired about the infrastructure improvements related to the project. Mr. Keaveney explained that the project included signal mast arms, vehicular and pedestrian signal heads, curb and ADA improvements.

**Ms. Kingsley made a motion to approve the issuance of a notice of intent to award a bid for the Green-Light-Go project to Lenni Electric Corporation with the Borough's total contribution equating to an amount not to exceed \$651,778.05, seconded by Mr. Chmielewski. The motion carried 6-0. (Frey absent)**

- d.) Consider approving financial security escrow release no. 1 for the Matson Mill project in the amount of \$1,676,777.90**

**Ms. Barton made a motion to approve financial security escrow release no. 1 for the Matson Mill project in the amount of \$1,676,777.90, seconded by Mr. Serna. The motion carried 6-0. (Frey absent)**

- e.) Discuss an RFP for Engineering Services for the 2023 CDBG Curb Ramp Project**

Ms. Cecco stated that the Borough applied for and received a federal grant. Grant dollars would be utilized for the installation of curb ramps based on bid results at Hallowell Street between East 9<sup>th</sup> and East 10<sup>th</sup> Avenue, Jones Street between East 10<sup>th</sup> and East 11<sup>th</sup> Avenue, Jones Street between East 11<sup>th</sup> and East 12<sup>th</sup> Avenue, and East Hector and Jones Street. She explained that an RFP for engineering services is required for the project. She reviewed the proposed RFP and asked Council to consider authorizing its advertisement at the Voting Meeting in August.

- f.) Consider approving Resolution 2024-15 establishing insurance requirements for food vendors**

Ms. Cecco stated that, in July, Borough Council adopted an ordinance amendment which adopted rules and regulations for food vendors in the Borough. She explained that Section C of the adopted ordinance requires food vendors to present evidence of insurance. Ms. Cecco reviewed a proposed resolution that would establish those insurance requirements.

**Mr. Serna made a motion to approve Resolution 2024-15 establishing insurance requirements for food vendors, seconded by Ms. Kingsley. The motion carried 6-0. (Frey absent)**

- g.) Consider approving a block party request for the 200 block of East Eighth Avenue**

Ms. Cecco stated that the residents of the 200 block of East 8th Avenue are requesting to hold a block party on September 7, 2024 from 1:00pm to 6:00pm. She explained that administration reviewed the request and has identified no issues. She added that the request was approved by Council in previous years.

**Ms. Kingsley made a motion to approve a block party request for the 200 block of East Eighth Avenue contingent upon final review and approval by Borough administration and submission of a certificate of insurance, seconded by Ms. Ellam. The motion carried 6-0. (Frey absent)**

- h.) Consider approving a tuition reimbursement for Officer Glasgow for the 2024 summer semester**

Ms. Sokolowski stated that tuition reimbursement is a stipulation of the Police Collective Bargaining Agreement.

**Ms. Kingsley made a motion to approve a tuition reimbursement for Officer Glasgow for the 2024 summer semester in the amount of \$1,984.73, seconded by Ms. Barton. The motion carried 6-0. (Frey absent)**

- i.) Consider approving Resolution 2024-16 appointing a delegate for the Montgomery County Tax Collection Committee**

Ms. Sokolowski explained that the proposed resolution appoints Stephanie Cecco as the Borough's delegate for the Montgomery County Tax Collection Committee.

**Mr. Serna made a motion to approve Resolution 2024-16 appointing Stephanie Cecco as the Borough's delegate for the Montgomery County Tax Collection Committee, seconded by Ms. Barton. The motion carried 6-0. (Frey absent)**

- j.) Consider approving change order no. 1 for the 2024 Liquid Fuels Road Program**

Ms. Cecco stated that the no cost change order reflects adjustments to the scope of work being performed by Scott Building, Corporation. She explained that additional work is necessary in order to balance original plan quantities to equal actual field measured quantities.

**Ms. Ellam made a motion to approve change order no. 1 for the 2024 Liquid Fuels Road Program, seconded by Mr. Serna. The motion carried 6-0. (Frey absent)**

**k.) Consider approving payment certificate no. 2 for the 2024 Liquid Fuels Road Program**

**Ms. Barton made a motion to approve payment certificate no. 2 for the 2024 Liquid Fuels Road Program in the amount of \$350,426.02, seconded by Mr. Serna. The motion carried 6-0. (Frey absent)**

#### **DEPARTMENT MATTERS**

There were no department matters.

#### **LEGAL MATTERS**

There were no legal matters.

#### **COUNCIL MEMBER AND MAYOR MATTERS**

Mayor Aronson shared photographs from a salsa event hosted by Hispanic Heritage Association. He shared that the Conshohocken Police Department held Coffee with a Cop, which promotes communication and positive interactions between law enforcement and the community. He reminded everyone about the Conshohocken Police Department's annual paper shredding event.

Ms. Ellam recognized the Borough's Stormwater Management team for efficiently addressing a storm sewer issue in Ward 6.

Ms. Kingsley wished luck to the residents of the 200 block of East Eighth Avenue on their approved block party.

Ms. Barton recognized Public Services for their hard work with cleaning up debris from the recent storms.

Mr. Serna reminded everyone about the Simon's Heart Conshy Classic Bike Race. Ms. Cecco discussed how information about the race is being communicated to residents within the race course and the general public.

Ms. Sokolowski reminded everyone to take precaution in excessive heat.

#### **PUBLIC COMMENT**

Lis Ben, resident of Marshall Lee Towers, discussed concerns related to parking and safety at Marshall Lee Towers. Ms. Cecco responded that she would discuss her concerns with the Montgomery County Housing Authority.

#### **ADJOURNMENT**

The meeting was adjourned at 9:53 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary