

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
JUNE 9, 2016

Council President Darren Rash called the Schwenksville Borough Council meeting on June 9, 2016 to order at 7:00 PM at Borough Hall, 140 Main Street, Schwenksville, PA 19473.

Present, Darren Rash, Lee Ann Miller, Todd Larsen, Greg Pocius, Phil Berardi and Mayor Joe Giunta

Also, present, Blake Dunbar Jr., Esquire, David Leh, P.E., Anne Klepfer, Borough Manager, and Secretary-Treasurer Gail Phillips.

Absent

PLEDGE OF ALLEGIANCE: by the assembly

INFORMATIONAL ITEMS

Mayor's Report, Mayor Giunta reported from the State Police statistic of 28 incidents for May 2016.

Subjects for Town Hall Meeting on July 27, 2016 @ 7:00pm are Revitalization and Police Coverage. The Town Hall meeting scheduled at the Schwenksville Library located at Church and Second Streets.

Fire Company Report – Gail Phillips read Jim Keyzers report 02 calls for the month of May 2016, 10 Firefighters Responded, 1:29 Time in service. One call in Schwenksville and One call in Lower Frederick Township. Five men for 5 hours assist State Police at DUI Checkpoint.

June 18 from 4-8pm, the Fire Company is holding a Beef and Beer at the station.

Ambulance Report, Gail Phillips read the report for May 2016 stating Plymouth Community Ambulance had 16 calls for Greenfield Senior Living and 5 calls for the Borough. PCAA Memberships are available anytime; please call 610-277-2776.

AUDIENCE COMMENTS: No one in attendance.

ENGINEER REPORT - Dave Leh – South Main Street Improvement Project S. Main Street Project is 100% complete. Mr. Leh would be requesting Council to approve payment #3 for \$67,414.50 and change order #1 \$2,925.00 to Ply-Mar Construction. Motion Phil Berardi second by Greg Pocius to approve payment #3 and change order #1. **Vote 4-0 with Ms. Miller abstaining;** Ms. Miller owns property on Main Street and is abstaining on voting on the South Main Street Project, to avoid the appearance of any conflict of interest. **Motion carried.** Mr. Rash has a request that reflective tape is adhered on the south of the northbound bump out on the right hand side where there is a reflective marker.

Walnut Street Project: Bids were due June 2, 2016. We received three bids. GoreCons bid was the lowest at \$84,544. **Motion** Todd Larsen **second** by Greg Pocius to award the contract to GoreCon for \$85,544 for the Walnut Street Project. All in favor, **Motion carried 5-0.**

Green Alley Project: work is almost complete for the porous paving project on Boyer St. All the piping and stone is in and the contractor will be paving tomorrow.

ARLE Design Work – We are moving forward with the surveying scheduled for next week and then the design work to get a bid package together to go out for bid this summer.

SOLICITORS REPORT

Verizon Franchise Agreement. Fifteen municipalities are entering into agreements with Verizon, Dan Cohen, Esquire of Cohen Law Group will negotiate the franchise agreement with Verizon. The Borough's cost to participate is \$5,525. **Motion** Lee Ann Miller **second** Greg Pocius to authorize Cohen Law Group to negotiate the agreement for the Borough at a cost not to exceed \$5,525.00 All in favor, **Motion carried 5-0**.

Tax Collector Compensation and Unemployment – Mr. Dunbar has reviewed the tax collector compensation and the borough's unemployment obligation with Mrs. Klepfer. The Tax Collector is an elected position and is exempt from the unemployment tax. The compensation for tax collection pay is 5% of what is collected. The Borough is looking into changing this to a per parcel cost for payment to the tax collector based on the current rate of compensation. Mrs. Klepfer had Council approval to work with Mr. Dunbar on the tax compensation issue.

Stormwater Complaint at 108 Hillcrest Avenue: Darren Rash called for a recess into the Executive session @ 7:51pm to discuss a potential Litigation matter and a personnel matter. Mr. Rash recused himself from the Executive session. He and Mrs. Phillips left the meeting. Council Meeting resumed at 8:21pm.

ACTION ITEMS – MOTIONS, RESOLUTIONS, ORDINANCES:

Minutes: Dispense with the reading of the May 9, 2016 **Regular** Meeting Minutes approve the May 9, 2016 Regular Meeting Minutes, **Motioned** by Lee Ann Miller and **seconded** by Greg Pocius. All in favor, **Motion carried 5-0**.

Treasurer Report:

Treasurer report submitted and payment of the Borough June 2016 bills, totaling \$163,435.97. **Motion** by Phil Berardi and **seconded** by Greg Pocius to approve the treasurer report and to pay the bills totaling \$163,435.97. All in favor, **Motion carried 5-0**.

Zoning Ordinance Amendments – Lee Ann Miller recused herself from this particular Ordinance and stepped away from the table as Councilwoman to address Council as a private citizen and owner of 250 Main Street. Ms. Miller lives across the street from the Lumber Yard Property at 250 Main Street that her family owns. Some of their concerns about this ordinance are that it restricts a property owner's rights. She stated that her family is a local construction company that started using extra funds to invest in real estate as opposed to other things and consequently accumulation of some rental properties. There are at least ten commercial units and about the same number of residential units right in this immediate area. They have a lot of experience with what current business owners in the area are experiencing. They are very concerned about getting tenants and the cost of the property. Building costs continue to escalate; they are putting a lot more into the startup cost of the project than

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
JUNE 9, 2016

anticipated. Businesses in this area are struggling not thriving. There needs to be a balance between the property owner's rights vs the Borough's desires for things to be a certain way. Most people think of Revitalization as putting in nice sidewalks and fancy lighting. The economic impact of Zoning regulations in terms of the Borough's tax base, properties rented and maintained, makes Zoning regulations extremely important. This particular ordinance attempts to address what constitutes fast food and restaurant use in a more efficient way than current regulations recognizing that businesses are struggling. Retail is dead; the internet has put the final nail in the coffin on that. Small shops have gone the way of the dinosaur. The Ordinance also recognizes the growth of the chain or franchise business. How do you preserve the quality of life and visual character aspects and still open the net wide enough to catch all the fish you need to catch? Some of these are already in the code and some the Borough needs to define better. There is protecting the Historic aspects, and the existing building features that people love so much about Schwenksville, signage is also huge. Requiring parking buffers at the street and screenings for dumpsters are examples of how the Borough can address concerns about appearances but the Borough shouldn't be too restrictive because the businesses won't thrive because they will be dumping too much money into it and will be difficult for them so they will turn away from our Borough and go elsewhere.

Mr. Berardi asked Ms. Miller if she can put a proposal together stating what she sees and what she sees wrong with it. Mrs. Klepfer said that a lot of what Ms. Miller is talking about is what the Planning Commission has been talking about for two years as they work through the use chapter of the new use base zoning. This ordinance amendment was to be a quick fix to add a couple of definitions into the Zoning that would make it easier for certain retail and restaurant uses to locate here.

Mr. Rash's opinion is that most commercial uses in the Borough should be conditional and that applicants should plead their case to Council. Mr. Berardi agrees.

The section for Tavern/Bar is a conditional use and Council would like to change the wording in a. to No such use shall be located within 250 feet from a church or child daycare and eliminate the 1,000 feet for a similar structure.

Ms. Miller returned to her seat as Vice-Chairman of Council.

Motion Greg Pocius **second** Phil Berardi. **Motion carried 4-0 with Lee Ann abstaining.**

Sidewalk and Street Specifications Ordinance –Code Inspections Inc. and David Leh have reviewed the ordinance and is recommending it for adoption. **Motion** Lee Ann Miller **second** Todd Larsen to authorize the advertisement of the Sidewalk and Street Specifications Ordinance. **All in favor, Motion carried 5-0.**

Resolution No. 2016-12: this Resolution is to authorize the Borough Manager to re-apply to the Greenways, Trails, and Recreation Program Grant for Meadow Park Phase II funding. **Motion** Greg Pocius **second** Todd Larsen to authorize the Borough Manager to reapply for the grant. All in favor, **Motion carried 5-0.**

Albright Houses. Ratify by motion Personal Property Loan Agreement with Perkiomen Township for the Albright Houses. **Motion** Greg Pocius **second** Phil Berardi executed by Perkiomen Township and Darren Rash Loan Agreement of the Albright House to Perkiomen Township. All in favor, **Motion carried 5-0**.

MANAGER'S REPORT

Financial Report: Mrs. Klepfer's financial report: For the period January 1, 2016 through May 31, 2016, Total Income for General Fund and Liquid Fuels Funds was \$390,669.48 and Total Expenditures was \$204,372.80 for a net gain of \$186,296.68.

General Fund experienced a net gain of \$163,432.97

Assets: General Fund Assets Total \$427,413.40

Capital Fund Assets total \$114,033.29 and Liquid Fuels Fund Assets total \$47,252.25 for a Combined Assets total of \$588,698.94.

Monthly report submitted to Council for review.

2016 ARLE Grant Application – This application is for Replacement of Poles & Mast Arms at Perkiomen Avenue and at Main and Game Farm Road. **Motion** Greg Pocius **second** Phil Berardi to have Mrs. Klepfer re-apply for the 2016 ARLE Grant. All in favor, **Motion carried 5-0**.

Personnel Matters – Because of the new ruling from the Department of Labor, Borough policies and job descriptions need to be reviewed. Council authorizes Mrs. Klepfer to work with Mr. Dunbar to prepare the changes for Councils review.

Request for Fire Police Assistance: Skippack Township requests the service of the Schwenksville Fire Company Fire Police to assist with the July 4 Parade. **Motioned** Phil Berardi **seconded** by Greg Pocius to approve the Fire Police to assist with the July 4 and June 14 programs. All in favor, **Motion carried 5-0**.

COMMITTEE REPORTS:

Lee Ann submitted her reports to Council. Ms. Miller would like the letter to Mr. Albright printed and signed. The letter is to inform Mr. Albright and family what the Borough is doing with the structures.

Insurance for the Albright Structures is \$113 a year if we would like to add them to the policy. The insurance would be \$1000 for each structure and a \$500 deductible.

Property Committee Report

June 2016

I would like to thank all the Borough Council members who have been assisting with maintenance items. Darren Rash has been making misc. repairs; Todd Larsen painted the steps and park bollards and installed a post top on our Keystone Sign. Phil Berardi and Greg Pocius have volunteered to work on a proposal for security cameras. All this help is gratefully received.

Maintenance items being considered are painting, additional landscaping, and the additional lighting we priced before and general cleanup of the basement. We have gained some maneuvering room with the loan of almost half the Albright houses. The remaining houses will be reorganized and covered with fresh plastic.

The other item being worked on at this time is the proposed addition to Borough Hall. A concept plan and estimated cost of the proposed improvements is forthcoming. Phil has offered to help with this as well, and as soon as I have more info together I will schedule a staff meeting with Anne, Gail and Phil to firm up an approach and make sure the improvements meet the Borough's needs. Then we will present this info to Council, to determine any next steps.

Revitalization Task Force—Monthly Report

June 2016

We have scheduled a work session with County planners and a regular Task Force meeting this month with a goal of wrapping up the proposed draft Main Street Plan. A regular Task Force meeting will be within the next month. One of the items we most need to work on is the specifics of the sidewalk "medallion" program. These are decorative bronze plaques, set in brick that are custom designed by various organizations or represent various components of the Borough's identity. They are the only unique element of our sidewalk initiative, and should be established before we go any further with sidewalk replacement.

At our last meeting, March 30, we discussed the Park Avenue Flooding/North Trailhead and Task Force members were of the opinion that the Borough should address the flooding. However, the alignment of Park Avenue with Game Farm was considered of little importance. Council discussed this briefly in April, with a similar feeling expressed. Would Council authorize our Borough Manager to reach out either by conversation or letter to contacts at PennDOT for direction regarding this, and ask our Borough Engineer for any advice he may have? As well as anyone else she can think of that would possibly be of assistance, such as the County Trails/Planning, and our local government officials. Council has no objection.

The proposed Town Hall Meeting was discussed with County Planners, who are willing to put together a presentation.

OTHER BUSINESS:

Adjournment - Motioned by Greg Pocius and **seconded** by Phil Berardi to adjourn the meeting at 9:33pm. **Motion carried 5-0.**

NEXT MEETING(S):

July 7, 2016 Next Planning Commission Meeting
July 14, 2016 Next Council Regular Meeting

Respectfully Submitted,

Gail L. Phillips
Secretary