

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
OCTOBER 8, 2015

Council President Darren Rash called the Schwenksville Borough Council meeting on October 8, 2015 to order at 7:00 PM at Borough Hall, 140 Main Street, Schwenksville, PA 19473.

PLEDGE OF ALLEGIANCE: by the assembly

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

Also, present, Blake Dunbar Jr., Esquire Dave Leh Borough Engineer, Anne Klepfer, Borough Manager, and Secretary-Treasurer Gail Phillips.

Absent:

INFORMATIONAL ITEMS

John Cover and Brian Olszak from Montgomery County Planning Commission presented:

WHAT IS IN MONTCO 2040: A SHARED VISION? Montco 2040: A Shared Vision is Montgomery County's new comprehensive plan. It reflects the input of thousands of citizens, county officials, and a steering committee made up of many diverse stakeholders. The plan was prepared by the county planning commission and was adopted by the County Commissioners. The plan provides goals and implementation steps for managing the county's assets and environmental resources. It is structured around three themes: ■ Connected Communities ■ Sustainable Places ■ Vibrant Economy The plan also provides a vision for the future of the county and includes an overall transportation vision, a land use vision, and a strategic vision.

For more information on the plan, please visit
<http://www.montcopa.org/DocumentCenter/View/7838>

Mayor's Report, Mayor Giunta reported the State Police stats for September 2015 were 21 incidents. The Mayor does not find these numbers meaningful; we need more information on the types of incidents. Residents have complaints about drugs, speeding etc. He noted that the Gas Station is closed adding another vacant property to the center of town. Mayor Giunta suggests the property owner post No Trespassing signs so the State Police can enforce cars that park on the property.

Fire Company Report – No Report

Mayor Giunta would like to meet with the Fire Company Board. Mr. Berardi suggested an email to request to attend the Board meeting, held the first Monday of each month at 7:30pm.

Ambulance Report, Gail Phillips read the report for August 2015 stating Plymouth Community Ambulance had 17 calls for Greenfield Senior Living and 6 calls for the Borough. PCAA Memberships are available anytime; please call 610-277-2776.

Audience: Ms. Carol Moran owner of 566 Main Street discussed her concerns about her property and the permits needed for the repairs. Ms. Moran questioned why she needs inspections for each change of tenant. Ms. Moran should read the Ordinance that covers all of her concerns about Use and Occupancy permits and Rental Registrations for each unit. Ms. Moran needs to submit the proper permit applications for the stairs, plumbing, electrical, and mechanical. Ms. Moran stated that she would be demolishing the stairs and boarding up the property. Ms. Moran submitted the demolition permit to the Borough.

ACTION ITEMS – Motions, Resolutions, Ordinances

Minutes: Dispense with the reading of the September 10, 2015 Meeting Minutes and approve the September 10, 2015 Meeting Minutes as presented, **Motioned** by Lee Ann Miller and **seconded** by Phil Berardi. All in favor, **Motion carried 5-0.**

Treasurer Report:

Treasurer report submitted and payment of the Borough October 2015 bills, totaling \$138,577.74. **Motion** by Phil Berardi and **seconded** by Todd Larsen to approve the treasurer report and to pay the bills totaling \$138,577.74. All in favor, **Motion carried 5-0.**

Memorandum of Understanding with Trappe Borough: Borough of Trappe has applied for an \$89,395.84 grant from the Multimodal Transportation Fund of the Commonwealth of Pennsylvania. Trappe Borough and Schwenksville Borough signed a Memorandum of Understanding and agree to adopt the necessary resolutions and Ordinances to carry out the intent of the grant and to enter into a cooperative agreement. **Motioned** by Phil Berardi and **seconded** by Greg Pocius to ratify the Memorandum of Understanding with Trappe Borough. All in favor, **Motion carried 5-0.**

MANAGERS REPORT:

Mrs. Klepfer submitted her written reports prior to the meeting.

Financial Report: Mrs. Klepfer's financial report: For the period January 1, 2015 through September 30, 2015, Total Income for General Fund and Liquid Fuels Funds was \$461,947.27 and Total Expenditures was \$415,836.62 for a net gain of \$46,110.65. General Fund experienced a net gain of \$27,349.96. Assets: General Fund Assets total \$308,674.18 Capital Fund Assets total \$2,139.02; and Liquid Fuels Fund Assets total \$34,764.18 for a combined Assets total of \$345,577.38.

Property Maintenance: Four citations issued to 566 Main Street; Council is being kept up to date with all correspondence pertaining to this property.

2016 Budget: Council has received the 2016 Budget Draft along with Mrs. Klepfer's memo. The General Budget balanced at \$496,966, Capital Project Fund balanced at \$896,543, and Liquid Fuels balanced at \$32,000. In November Council will need to authorize the Draft 2016 Budget for public review, authorize for advertising along with the annual Tax Rate Ordinance.

ENGINEERS REPORT:

Conservation District Grant: Dave Leh reported that there is a Conservation District Grant Application for Low Volume Roads. The application is for an \$85,122.00 grant for Miller/Boyer/Cedar Streets. The project would propose the installation of porous pavement to help with the drainage. Engineering would not exceed \$25,000. **Motioned** by Greg Pocus **second** by Todd Larsen to have Anne Klepfer fill out and file the application before the November Council meeting. All in favor, **Motion carried 5-0.**

Second Street Improvement Project: This project is complete and GoreCon has submitted payment request. Gilmore & Associates received the Maintenance Bond and recommend payment to GoreCon for \$97,448.25. **Motioned** by Lee Ann Miller and **seconded** by Greg Pocius to pay GoreCon for the Second Street Paving Project for \$97,448.25. All in favor, **Motion carried 5-0**

SOLICITORS REPORT: Blake Dunbar, Jr. reported that they are reviewing proposed easements submitted by Schwenksville Investment Properties (Lumber Yard) for access to Meadow Park, alleyway and temporary construction. The Solicitors office has revised The Subdivision/ Land Development Improvement and Maintenance Agreement, which is under review.

Zoning Code: Information was submitted to the Solicitor by the Borough Manager to review group homes, and treatment centers in conjunction with the Zoning Ordinance work being worked on by the Planning Commission.

COMMITTEE REPORTS:

Property Committee: Report submitted to Council.

Ms. Miller reported that the quote from Behmerwald Nursery is \$1,700 for the River Rock and (2) bushes to be placed at the parking area beside the cottage to address maintenance and drainage issues. Council directed Mrs. Klepfer to have the work completed and paid for in 2015.

Revitalization Task Force: Report submitted to Council.

Task Force is still working on the Main Street Plan, and just received an updated draft from the County Planner, incorporating changes requested by the Task Force.

Mayor Giunta spoke to Council about having a subcommittee of the Revitalization Task Force for a Development Action Committee to include Borough manager, Council member, banker, real-estate agent, and the Mayor. The committee would utilize resources from the Perkiomen Chamber of Commerce and the County to help encourage new businesses to develop the vacant properties in the Borough. Mayor Giunta will speak with the above individuals and report at the next council meeting.

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Ms. Miller asked Council to read the monthly report about the intersection at Main Street and Centennial Street, and related issues the Borough needs to consider in the future development around that area.

Ms. Miller noted that the Borough has now become aware that the designation prohibiting "Fast Food restaurants" could have the effect of prohibiting a large number of restaurant uses that the Borough would in fact welcome. Ms. Miller and Ms. Klepfer raised this issue with the Planning Commission, but this seems to be one of those issues that should be addressed as soon as possible given the number of currently vacant properties that would be appropriate as restaurant uses. Ms. Miller recommends that the Planning Commission delete the "Fast Food" part of the zoning and have it amended to restaurants, with conditional use requirements as appropriate, to be included in the next upcoming zoning revision. **Motioned** by Phil Berardi and **seconded** by Todd Larsen to have the Planning Commission look at the zoning for "Fast Food". All in favor, **Motion carried 5-0**. Task Force is still working on the Main Street Plan.

Streets & Lights: No Report

OTHER BUSINESS: Mr. Rash would like a formal letter sent to the Montgomery County Task Force pertaining to the complaints about drug problems in the Borough. Mayor Giunta will contact the County.

Motioned by Phil Berardi and **seconded** by Greg Pocius to adjourn the meeting at 8:50pm.
Motion carried 5-0.

NEXT MEETING(S): November 5, 2015 Next Planning Commission Meeting
November 12, 2015 Borough Council Meeting

Respectfully Submitted,

Gail L. Phillips
Secretary