

BOROUGH OF SCHWENKSVILLE
COUNCIL MEETING
MAY 17, 2018

Council President Darren Rash called the Schwenksville Borough Council meeting on May 17, 2018 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 and Mayor Joe Giunta.

Also, present, Blake Dunbar Jr. Esquire, Engineer Josh Hagadorn, Anne Klepfer, Borough Manager, Secretary-Treasurer Gail Phillips.

Absent: Sarah Knickerbocker

PLEDGE OF ALLEGIANCE: By the Assembly

INFORMATIONAL ITEMS

Mayor's Report: State Police Report for April 2018, 29 incidents. Mayor Giunta asked Council if they would like him to contact the State Police for the trouble spots we have in town. Council would like the Mayor to let them know about the construction work being done on Main Street and the speeding on Centennial and the blowing of STOP signs on Second Street and the usual place on Min Hill Rd.

Fire Company Report: Chris Melville reported three calls for the Month of April 2018.

Fire Marshall and Emergency Management Report: Chris Melville reported he attended monthly Emergency Management meeting at Montgomery County EOC. Updated Limerick RERP removing former Schwenksville Fire house phone number.

Fire Marshall report: Investigated fire occurring overnight hours on April 1, 2018 in the area of Perkiomen Avenue and 4th Street. Cause determined to be careless discarding of smoking materials in the backyard.

Ambulance Report: Gail Phillips read the report for April 2018 stating Plymouth Community Ambulance had 9 calls for Greenfield Senior Living and 8 calls for the Borough. PCAA Memberships are available anytime; please call 610-277-2776 & ask for the billing department.

Aileen Johnson: Perkiomen Valley Library Schwenksville brought the Summer 2018 Activities flyer and announced that Sam Sandler "Hilarious Magic of Sam Sandler" will be at the library on Tuesday June 19th at 7:00pm. Aileen also reported that the Library will be getting a new roof.

The Library would also like to say thank you to the Borough for the financial support.

AUDIENCE COMMENTS: Bill McGovern from Lower Frederick Township was in attendance to report on the meeting May 16th. Schwenksville was unaware of the meeting and no one attended. Bill apologized and said that at the last meeting it was announced. At last night's meeting Ron Stern from the Department of Community and Economic Development spoke about the Regional Police process and how it would work. Each municipality would have one official on the Police

Commission Board. A letter of intent would need to be signed to participate in the Technical Assistance Program to do a feasibility study. This is tabled until the June Council meeting.

ENGINEER'S REPORT: Josh Hagadorn from Gilmore reported:

ARLE Bids: Recommendation from Gilmore & Associates to reject all bids that were opened and were over budget for the project and re-advertise eliminating the ADA Ramps from the project.

Motion Greg Pocius **second** Lee Ann Miller to reject all the bids and re-advertise. All in favor, **Motion carried 4-0.**

Josh Hagadorn recommends Payment #1 for \$43,065 and Payment#2 for \$46,075.73 to James R. Kenney Excavating and Paving Inc. for the Meadow Park/Plaza Project. **Motion** Greg Pocius **second** Todd Larsen to approve both payments. All in favor, **Motion carried 4-0.**

Change Orders to James R. Kenney Excavating and Paving Contract: change order proposal to move the post office onto a concrete pad. Contractor will not charge for moving the post office building but will charge for the concrete pad @ prevailing wage. The cost is on the Borough as this was not in the scope of any of the grant contracts. **Motion** Lee Ann Miller **second** Todd Larsen to approve the change order not to exceed \$9,720.00 All in favor, **Motion carried 4-0.**

SOLICITOR'S REPORT:

Conditional Use Hearing – 90 Main Street

Mr. Dunbar announced that this is an advertised Conditional Use Hearing. This Hearing is a transcribed proceeding and this concerns Revival Realty, LLC concerning property at 90 Main Street. The applicant Nathan Clemmer is seeking Conditional Use approval from Council pursuant to the two sections of the Zoning Code in order to construct a two-family dwelling intended to be used a Rental Property. Let the record show Boards Exhibit B1 -Application submitted by Mr. Clemmer, B2 -Legal Notice, B3-Planning Commission Minutes recommending approval with some conditions, B4- Proof of Publication in the Pottstown Mercury on April 30, 2018 and May 7, 2018, B5- is the affidavit taken by Mrs. Klepfer for the posting at the property, B6- Zoning Hearing Board approval.

Mr. Clemmer was sworn in. He has four plans which will be marked A1 Basement, A2 1st and 2nd floor, A3-Façade, A4- Letter from Applicants Engineer. Mr. Dunbar asked Mr. Clemmer to explain what his proposal is. Mr. Clemmer responded that he wants to construct a two unit building on the vacant lot at 90 Main Street. The size is 1,700 sq. ft. Mr. Clemmer went before the Zoning Hearing Board and that decision is attached to the application. Mr. Dunbar asked Mr. Clemmer if he had any question about the conditions that need to be fulfilled in the VC2 District. Mr. Clemmer responded that he is here to address any questions or concerns.

Mr. Dunbar started with the recommendation by the Planning Commission.

1. Request a fence along the Border with the Perkiomen Trail, a wooden guiderail between the parking and the embankment. Mr. Clemmer would like to use car stops.
2. Trash area to be properly screened. Mr. Clemmer will have the toters fenced in according to the Borough Zoning Ordinance regulations.

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3. Vinyl siding not recommended. Ms. Miller recommends using German siding or Dutch Lap siding as this would be the most Historical and was once used in this area.

Mr. Dunbar asked if there were any other questions. Mrs. Klepfer said the development plan for both lots was reviewed for compliance with the Borough's Storm Water Management Ordinance by the Borough engineer. Mr. Clemmer applied for a Storm Water Management Permit which has gone through the reviews but has not been issued or signed off on by the engineer. Mr. Clemmer may qualify for an exemption. He is reducing the nonconformity for impervious surface. There were minor adjustments to the way the information was presented that needed to take place. Councils action tonight would be subject to receiving a Stormwater Management Permit from our office when the Engineer and Mrs. Klepfer finish the review.

The applicant will have to comply with all conditions that are included in the Decision of the Conditional Use approved by Council and comply with all Borough Ordinances.

Mr. Pocius asked about lighting. Mr. Clemmer said the lights will be LED and will be on from dawn to dusk.

Mr. Larsen asked if the ten parking spaces are just to support those two properties. Mr. Clemmer responded yes for 90 and 96 Main Street.

Mayor Giunta asked if this is a one parcel. Mr. Clemmer responded that the new home is being constructed on a separate parcel at 90 Main Street but that it will have a shared parking arrangement with 96 Main Street. The Zoning Hearing Board Decision states the applicant will prepare and execute a parking easement that will provide the parking required for the apartment located at 96 Main Street. The applicant also will record the easement against the realty located at 90 Main Street.

There being no other questions the hearing was closed. Council has the option to defer or grant the Conditional Use. **Motioned** by Greg Pocius and **seconded** by Lee Ann Miller to approve the Conditional Use for the new construction twin home/duplex 90 Main Street. Revival Realty, LLC/Nathan L Clemmer must comply with permits needed for the construction, comply with the Zoning Hearing Decision and satisfy all Borough Ordinances. **Motion Carried 4-0.**

ACTION ITEMS – MOTIONS, RESOLUTIONS, ORDINANCES:

Minutes: Dispense with the reading of the April 12 2018 Meeting and approve the minutes of the April 12, 2018 Council Meeting with correction. **Motion** by Lee Ann Miller and **seconded** by Greg Pocius. All in favor, **Motion carried 4-0.**

Treasurer's Report: Gail Phillips submitted the Treasurer report for the period ending April 30, 2018, the current invoices due for payment total \$80,923.17. This includes \$42,855.23 from the General Fund, \$1,706.24 from the Liquid Fuels Account, \$22,725.92 from Capital Fund and \$13,635.78 payroll and taxes. **Motion** by Todd Larsen **seconded** by Lee Ann Miller to pay the invoices and payroll totaling \$80,923.17. All in favor, **Motion carried 4-0.**

Resolution 2018-9 – Planning Module Approval for Hoff Properties LLC Centennial Apartments. Resolution is for Plan Review for New Land Development that is to be adopted and submitted to

DEP for its approval as a revision to the "Official Facilities Plan" of the municipality. **Motion** Todd Larsen **second** Greg Pocius to approve Resolution 2018-09. All in favor, **Motion carried 4-0.**

Authorize opening of Municipal Money Market Account for Fire Co. Museum Funds at Victory Bank: Authorizing Darren Rash, Lee Ann Miller and Gail Phillips as authorized signatories. **Motion** Greg Pocius **second** Todd Larsen to authorize opening the Money Market Account and specifying the signatories as listed above. All in favor, **Motion carried 4-0.**

MANAGER'S REPORT:

Monthly Report A monthly activity report was submitted to Council by Mrs. Klepfer.

Finance Report: Mrs. Klepfer read the summary Financial Report. For the Period January 1, 2018 through April 30, 2018 total income for General Fund and Liquid Fuels Funds was \$234,268.34 and Total Expenditures was \$200,129.46 for a net gain of \$34,138.88. General Fund experienced a net gain of \$105.49. General Fund Assets total \$385,348.44, Capital fund Assets total \$112,217; and Liquid Fuels Fund Assets total \$79,568.42 for a combined Assets total of \$577,133.86.

BricksRUS Program: As of tonight, we have 24 bricks that have been purchased. Our goal is 105 bricks.

South Main Street Medallion: Mrs. Klepfer presented a proposal for a third 18" medallion to be purchased at a cost of \$1,238.000 for South Main Street. The cost is offset by a contribution pledged for the medallion in the 100 block which was already funded. Mrs. Klepfer said she would be seeking a change order form the Authority's contractor to install the third medallion in similar design fashion as proposed for the 100 block as well as two historical markers. **Motion** Greg Pocius **second** Lee Ann Miller to purchased third medallion. All in favor, **Motion carried 4-0.**

USDA Loan: The Pre-application Process is almost complete. We have applied for a loan to finance the entire project as well as a \$50,000 equipment grant. The property Committee will meet on May 30th @ 11:00am. Mrs. Klepfer will have an executive summary and recommendations for Council following that meeting.

Traffic Light at Game Farm and Main: timing of the lights is off its cycle. Armour & Sons will adjust the timing for the traffic lights.

Committee Reports:

The Historical Committee did approve the design for the Historical Markers and utilizing the New Flag Emblem.

Other Business:

3rd Thursday in September there will be a Rain Barrel Workshop.

Adjournment - Motion by Greg Pocius **second** Todd Larsen to adjourn the meeting at 9:21 pm. **Motion carried 4-0.**

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NEXT MEETING(S):

June 7, 2018 Planning Commission Meeting 7:00pm
June 14, 2018 Borough Council Meeting 7:00pm

Respectfully Submitted,

Gail L. Phillips
Secretary