

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, May 15, 2019

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President  
Jane Flanagan, Council Vice-President  
Robert Stokley, Senior Council Member  
Anita Barton, Council Member  
Tina Sokolowski, Council Member  
James Griffin, Council Member  
Karen Tutino, 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. Colleen Leonard, Council President, called the meeting to order at 7:01 PM.

**PRAYER FOR COUNCIL**

Ms. Flanagan read a Prayer for Council.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

There were no Council President announcements.

**PRESENTATIONS**

**a.) Proclamation for Paul McConnell Bench Dedication, Mayor Aronson**

Mayor Aronson shared that the Conshohocken Community Garden would be hosting a Bench Dedication Ceremony in honor of Paul McConnell on May 19, 2019. He read a proclamation commemorating Paul McConnell for service to his community.

**b.) Presentation of Amended TIF Plan for Seven Tower Bridge, David Unkovic, McNees, Wallace & Nurick LLC**

Ross Weiss, the applicant's attorney, provided a brief history of the Seven Tower Bridge project. He shared that the Seven Tower Bridge Tax Increment Financing District (TIF District) was created in 2008 to assist in redevelopment of the TIF site, located at 110 Washington Street. He explained that the applicant intends to redevelop and convert the TIF site into an office building, and is requesting financial assistance through the use of tax increment financing to pay a portion of the costs of the project.

David Unkovic, the applicant's attorney, discussed the amended TIF Plan. He explained that under the amended plan, the Borough would dedicate 90% of the incremental tax revenues for a 10-year period to be used to pay debt service on the debt incurred to finance the development of the TIF site. He projected that tax increments of \$128,257 annually would be collected from the Borough to repay the TIF debt obligations. He added that approval of the amended TIF plan is required in order to secure lead tenancy and start construction.

Council asked several questions and expressed concerns related to the financial obligation. Council requested that terms for public parking agreements between Oliver Tyrone Pulver Corporation and the Borough, for public use of garages at Two Tower Bridge, be finalized prior to an approval on the amended TIF Plan. Ellen Flatt-Pulver of Oliver Tyrone Pulver Corporation agreed to continue to work with the Borough to finalize parking agreements.

Ed Zale, 300 West Elm Street, made a comment about requiring the developer to fund infrastructure improvements as part of their approval.

Mr. Unkovic asked Council to consider approving a resolution, which would authorize the Borough to continue to participate in the Seven Tower Bridge TIF District.

**Mr. Stokley made a motion to approve Resolution 2019-08 regarding participation in the Seven Tower Bridge Tax Increment Financing District, seconded by Ms. Barton. There was a roll call vote. Yes - Tutino, Griffin, Sokolowski, Barton, Stokley, Flanagan, Leonard. The motion carried 7-0.**

**c.) Emergency Management Drill Update, Ray Sokolowski, Executive Director of Operations**

Ray Sokolowski, Executive Director of Operations confirmed that the Emergency Management Drill, which simulates an active shooter scenario, is scheduled for June 22, 2019 at 8:00am at Conshohocken Elementary

School. He shared that the drill would involve roughly 130 participants, comprising of emergency management personnel from Conshohocken, West Conshohocken, Plymouth and Whitemarsh, as well as local and State Police, both Conshohocken Fire companies and officials from the County and FBI. Mr. Sokolowski explained that the drill would also include mock victims, some dressed with prosthetic makeup and/or artificial wounds to appear injured and that the Borough is accepting volunteers to partake as mock victims.

An item was added to the agenda. Jacqueline Rocco, member of the Hispanic Heritage Association, provided an introduction of the Hispanic Heritage Association. She briefly discussed the history, mission and members of the Association.

#### CONSENT AGENDA

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

- a.) **Accept the April-ending Treasurer's Report and Accounts Payable in the amount of \$493,717.20**

Ms. Leonard made a motion to approve the consent agenda, seconded by Ms. Barton. The motion carried 7-0.

#### NEW BUSINESS

- a.) **Consider approving the release of 538 Spring Mill Avenue financial security escrow in the amount of \$23,188.00**

Ms. Flanagan made a motion to approve the release of 538 Spring Mill Avenue financial security escrow in the amount of \$23,18.00, seconded by Mr. Griffin. The motion carried 7-0.

- b.) **Consider authorizing the issuance of a Request for Proposals for Intake and Environmental Testing Services for the Housing Rehabilitation Program**

Ms. Cecco explained that the existing contract has an option to extend the contracts for the Borough's Housing Rehabilitation Program consultants for two (2) years. She asked Council to consider authorizing extension of the existing contracts for Nancy Nugent and D-Tech Environmental Testing as opposed to authorizing the issuance of an RFP.

Ms. Barton made a motion to consider authorizing the extension of the existing contracts of Nancy Nugent and D-Tech Environmental Testing until March 31, 2020, seconded by Ms. Leonard. The motion carried 7-0.

#### UNFINISHED BUSINESS

- a.) **Consider approving Resolution 2019-09 authorizing the submission of the HOME Application**

Ms. Leonard made a motion to approve Resolution 2019-09 authorizing the submission of the HOME Program application, seconded by Mr. Griffin. The motion carried 7-0.

- b.) **Consider approving Resolution 2019-10 creating a tobacco free policy for all Borough parks, playgrounds and public recreational areas**

Ms. Cecco explained that the resolution, which creates a tobacco free policy for all Borough parks, playgrounds and public recreational areas, is designed to protect the health, welfare and safety of the Borough residents and park patrons. She added that implementing a 100% tobacco free resolution would allow the Borough to become a designated "Young Lungs at Play" municipality.

Mr. Griffin made a motion to approve Resolution 2019-10 creating a tobacco free policy for all Borough parks, playgrounds and public recreational areas, seconded by Mr. Stokley. The motion carried 7-0.

- c.) **Consider approving Resolution 2019-11 establishing rules and regulations applicable in Borough parks, playgrounds and public recreational areas**

This item was tabled.

- d.) **Consider authorizing advertisement of Ordinance 04-2019 establishing rules and regulations for the Borough's parks, playgrounds and public recreational areas**

Ms. Barton made a motion to authorize advertisement of Ordinance 04-2019 establishing rules and regulations for the Borough's parks, playgrounds and public recreational areas, seconded by Ms. Leonard. The motion carried 7-0.

#### PUBLIC COMMENT

John Costello, 431 East 10<sup>th</sup> Avenue, announced that the last formal registration for the Soapbox Derby is May 16, 2019 at Fire Company No. 2. He also thanked Council for working with the developer's of Seven Tower Bridge to provide additional parking within the Borough.

Ed Zale, 300 West Elm Street, inquired about the installation of crosswalk along Washington Street at the intersections at Cherry, Ash and Poplar Streets. Mr. Sokolowski confirmed that the Borough engaged its Traffic Engineer to evaluate those intersections. He explained that in order to install crosswalks at those intersections, accessible designs, such as curb ramps and accessible pedestrian signals, would also need to be installed. He stated that the Borough would consider incorporating this improvement project into the Borough-wide infrastructure plan.

Mayor Aronson announced that members of the EAC would be assisting Public Services with the distribution of the new trash and recycle cans to residents on May 18<sup>th</sup> and 19<sup>th</sup>. He discussed the success of the Dog Park Advisory Committee event, Party in the Park. He spoke about Peace of Officers Memorial Day and Police Week, which pay

tribute to those who have died, or who have been disabled in the line of duty, and expressed gratitude to our law enforcement officers. Lastly, Mayor Aronson reminded everyone that the Arts Festival and Car Show is June 1, 2019.

Mr. Stokley inquired about legislation which would require rear house numbers for houses with alley access. He explained how rear house numbers would be beneficial to emergency services personnel for more rapid recognition and reporting of issues and incidents at properties when viewed from alleys. Mr. Peters confirmed that he would discuss the topic with administration.

Ms. Barton expressed her excitement about the growth of community engagement within the Borough.

Ms. Sokolowski reminded everyone that Election Day is May 21, 2019 and encouraged all voters to educate themselves on the new voting machines.

Mr. Griffin encouraged everyone to vote on Election Day.

Ms. Tutino spoke in response to several complaints she received about parking. She provided information on the Parking Task Force and shared that the Task Force is working on a parking inventory report, which will provide recommendations for improvements and best practices for the future of Conshohocken's parking supply.

#### **ADJOURNMENT**

The meeting was adjourned at 8:33 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary