

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, December 19, 2018

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 7:00 PM.

PRAYER FOR COUNCIL

Ms. Flanagan read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that an Executive Session was held immediately prior to the meeting regarding legal matters.

PRESENTATIONS

a.) Public Hearing on 144 West Ninth Avenue Conditional Use Application: Thomas Andrew Homes, Inc., Tom Jones, Applicant

Mr. Peters opened the public hearing for the 144 West Ninth Avenue Conditional Use Application and announced that he had received notification from the attorney representing the applicant that they would like to continue the hearing because their structural engineer could not be present to testify. Mr. Peters made a recommendation to grant continuance of the hearing.

Ms. Tutino made a motion to grant continuance of the hearing to a date certain being January 16, 2019 at 7:00pm in Council Chambers at Borough Hall, seconded by Mr. Stokley. The motion carried 7-0.

b.) Conduct interviews for Board and Commission Reappointments

Ms. Leonard introduced Brian Tobin who was present to interview for reappointment to the Planning Commission. Ms. Flanagan asked him about his decision making process. Mr. Tobin explained that he utilizes the Comprehensive Plan as a guide to decision making. Ms. Tutino asked what Council could do to better support the Planning Commission. Mr. Tobin responded that an increase in overall communication between leadership groups as well as a better understanding of Council's prioritized goals for 2019 would be helpful to the overall success of the Planning Commission. Ms. Sokolowski asked if there is a particular topic that he is passionate about. Mr. Tobin replied parking, specifically ensuring that adequate off-street parking is provided for new land development. Ms. Sokolowski inquired about his role as the chair and the

competency of the commission members. Mr. Tobin stressed the importance of having knowledge and understanding of issues facing the community and utilizing educational resources, such as training seminars and Borough professionals.

Ms. Leonard introduced Domenic Rocco who was present to interview for reappointment to the Environmental Advisory Council (EAC). Mr. Rocco replied that the EAC is working on many initiatives and he would like to see those initiatives through to their completion. Ms. Sokolowski asked if there is a specific initiative that he is most passionate about. Mr. Rocco discussed the Green Stormwater Infrastructure Project. Ms. Sokolowski inquired about efforts to include businesses in EAC projects. Mr. Rocco provided details about a green business initiative that the EAC is working on. He also provided an overview of the educational workshops that the EAC has held.

c.) Borough Traffic Engineer End of Year Updates, Brian Keaveney, Pennoni Associates

Brian Keaveney, Borough Traffic Engineer, provided an update on several traffic initiatives. He discussed the implementation of pedestrian crossings, site distance improvements and traffic calming measures at various locations within the Borough. He reviewed traffic mitigation strategies associated with two (2) PennDOT projects.

Mr. Stokley inquired about pedestrian safety crossing on Fayette Street. Mr. Keaveney confirm that he would continue to look into ways to enhance pedestrian safety crossing Fayette Street, such as high visibility pavement markings and enhanced signage.

Mr. Keaveney discussed West Elm Street, specifically regarding the PennDOT repavement program and the results of the truck traffic restriction study. He also mentioned that he is working to reduce the truck traffic impact on West Elm Street during the construction phase of the SORA West project.

CONSENT AGENDA

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

- a.) **Approve and adopt the November 7 and November 21 Meeting Minutes**
- b.) **Accept the November-ending Treasurer's Report and Accounts Payable in the amount of \$1,082,804.61**
- c.) **Adopt and approve the FY19 Budget and adopt and approve Ordinance 07-2018 to levy real estate tax for 2019 and fix the rate thereof**

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

UNFINISHED BUSINESS

- a.) **Consider approving a first amendment to the agreement with Tri-State Financial Group LLC for the collection of Business Privilege Tax, Mercantile Tax and Local Services Tax**

Ms. Cecco reviewed the amendment to the 2010 agreement with Tri-State Financial Group, which included the removal of the escalation clause and the addition of a baseline of 2% on gross taxes collected for compensation and reimbursement and 5% collected in the categories of delinquent and discovery taxes only.

Ms. Sokolowski made a motion to approve the first amendment to the agreement with Tri-State Financial Group LLC for the collection of Business Privilege Tax, Mercantile Tax and Local Services Tax, seconded by Mr. Griffin. The motion carried 7-0.

- b.) **Consider approving a fundraising event at the Mary Wood Park House (Council Member Flanagan)**

Ms. Flanagan shared that the Mary Wood Park Commission is working on a fundraising campaign to raise funds for the restoration of the Mary Wood Park House for the Centennial in 2020. She requested use of the Mary Wood Park House for a corporate donor cocktail party. She asked Council to consider approving the event, the cost of the tickets at \$50.00 by invitation and use of the Mary Wood Park Trust to cover the cost of the invitations and save the date cards. Ms. Flanagan also requested approval to serve wine and beer at the Mary Wood Park House for fundraising events only for a one-year trial period.

Ms. Sokolowski made a motion to approve a fundraising event at the Mary Wood Park House with tickets costing \$50.00 and the ability to serve beer and wine at fundraising events only at Mary Wood Park House and to pay \$750.00 for the invitations and save the date cards out of the Mary Wood Park Trust fund, seconded by Ms. Barton. The motion carried 7-0.

NEW BUSINESS

a.) **Consider the Employment Agreement for George Metz, Interim Police Chief**

Ms. Cecco asked Council to consider approving the Employment Agreement for George Metz to serve as Interim Superintendent of Police.

Ms. Leonard made a motion to approve the employment agreement for George Metz to serve as Interim Superintendent of Police, seconded by Mr. Griffin. The motion carried 7-0.

b.) **Consider authorizing an appointment to the position of Fire Marshal**

Ms. Cecco explained that with the retirement of Mr. Zinni, the Borough does not have a designated Fire Marshal and stated that the recommendation is to appoint Mr. Timothy Gunning as the Borough Fire Marshal.

Ms. Barton made a motion to appoint Timothy Gunning as the Borough Fire Marshal, seconded by Ms. Leonard. The motion carried 7-0.

c.) **Consider approving a Mutual Release Agreement for 203 East Twelfth Avenue**

Mr. Peters explained that a portion of East 12th Avenue is considered a "paper street" because the Borough never formally accepted it as a street. He shared that the Borough received a request from Ratoskey & Trainer, LLC, for ownership of the portion of the "paper street." Mr. Peters explained that the agreement mutually waives and terminates rights and interest that each party may have to the "paper street" to Ratoskey & Trainer, LLC. He confirmed that the "paper street" would remain a street for use by the public.

Robert Ratoskey of Ratoskey & Trainer, LLC, provided additional details regarding the layout of the site.

Mr. Stokley made a motion to approve a Mutual Release Agreement for 203 East Twelfth Avenue, seconded by Ms. Barton. The motion carried 7-0.

d.) **Consider the adoption of the 2015 Property Maintenance Code**

Ms. Cecco stated that upon adoption of the 2015 Property Maintenance Code, the Department of Licenses and Inspections would operate under the 2015 codebooks.

Ms. Flanagan made a motion to adopt the 2015 Property Maintenance Code, seconded by Ms. Sokolowski. The motion carried 7-0.

e.) **Consider approving a process for officiating weddings at Borough facilities (Mayor Aronson)**

Mayor Aronson asked Council to discuss a fee associated with the officiating of weddings at Borough facilities. After some discussion, Council determined that the use of Borough Hall during normal business hours for a wedding ceremony should be free of charge and that the use of the Mary Wood Park House should be \$50.00 an hour.

Ms. Barton made a motion to approve a fee schedule for use of Borough facilities for wedding ceremonies officiated by the Mayor, seconded by Mr. Stokley. The motion carried 7-0.

f.) **Update on SORA West Project**

a. **Review and consider approval of agreements:**

Mr. Peters added an agenda item. He asked Council to consider approving Resolution 2018-36, which would authorize the Borough Manager to execute all documents necessary to effectuate the transfer of 15 West Hector Street, the historic firehouse property, to the Redevelopment Authority.

Ms. Sokolowski made a motion to approve Resolution 2018-36 authorizing Stephanie Cecco to execute all documents necessary to effectuate the transfer of 15 West Hector Street (the historic

firehouse property) to the Redevelopment Authority, seconded by Ms. Barton. Mr. Stokley recused himself. The motion carried 6-0.

i. Public Plaza Agreement

Mr. Peters explained that is applicant is required, per the land development approval, to grant public access to certain portions of the outdoor plaza. Mr. Peters explained that the agreement provides for public and Borough use and maintenance responsibility of the plaza.

Ms. Flanagan made a motion to approve the Public Plaza Agreement with Keystone River Crossing First LP subject to final approval by Borough Administration and the Borough Solicitor, seconded by Mr. Griffin. Mr. Stokley recused himself. The motion carried 6-0.

ii. Land Development Agreement

Mr. Peters provided an overview of the terms of the tri-party land development agreement, which included coordination with the Borough Engineer, financial security, professional services escrow, a completion guarantee and a good neighbor provision.

Ms. Sokolowski made a motion to approve the Land Development Agreement for the SORA West project subject to final approval by Borough Administration and the Borough Solicitor, seconded by Ms. Barton. Mr. Stokley recused himself. The motion carried 6-0.

iii. Public Parking Agreement

Mr. Peters reviewed the terms of the parking agreement, which included public parking usage, signage, parking enforcement and pro-rate reimbursement of maintenance and repair costs for the public parking spaces.

Ms. Barton made a motion to approve the Public Parking Agreement with Keystone River Crossing First LP subject to final approval by Borough Administration and the Borough Solicitor, seconded by Mr. Griffin. Mr. Stokley recused himself. The motion carried 6-0.

g.) Consider approving a Memorandum of Understanding between the Redevelopment Authority and the Borough

Mr. Peters explained the terms of the Memorandum of Understanding, which established a process for the distribution of proceeds from the sale of the historic firehouse located at 15 West Hector Street.

Mr. Griffin made a motion to approve a Memorandum of Understanding between the Redevelopment Authority and the Borough, seconded by Ms. Barton. Mr. Stokley recused himself. The motion carried 6-0.

PUBLIC COMMENT

Mayor Aronson reflected on his first year as Mayor. He wished everyone a very Merry Christmas and a Happy New Year.

Mr. Stokley wished Council, the Mayor and Borough residents a Merry Christmas, Happy Holidays and a Happy New Year.

Ms. Barton shared her excitement to serve on Council for the next three years. She wished everyone a Happy New Year and a Merry Christmas.

Ms. Sokolowski wished everyone a Merry Christmas, Happy Holidays and a safe and healthy New Year.

Ms. Flanagan wished everyone a Merry Christmas and a happy, healthy 2019.

Mr. Griffin wished everyone a Merry Christmas and a Happy New Year.

Ms. Tutino thanked all parties responsible for making the holiday events a success. She announced that she and Mayor would be hosting Bingo at Marshall Lee Towers in 2019, and voiced her excitement about the establishment of the Parking Task Force. She wished everyone a Merry Christmas and a happy, healthy and safe New Year.

Acting Chief Metz wished everyone a Merry Christmas and a Happy New Year. He thanked Council for providing him with a new professional opportunity and acknowledged the hard work and dedication of the Fire Police.

Ms. Cecco thanked Council, the Mayor, and Administration for their support this year. She wished everyone a Merry Christmas and a Happy New Year.

Ms. Leonard wished everyone a Merry Christmas and a Happy New Year.

ADJOURNMENT

The meeting was adjourned at 8:21 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary