

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING
Wednesday, September 17th, 2014

PUBLIC MEETING

PRESENT: Paul McConnell, Council President
James Griffin, Council Vice-President
Karen Tutino, Council Member
Anita Barton, Council Member
Matthew Ryan, Council Member
Robert Stokley, Council Member
Edward Phipps, Council Member

ALSO PRESENT: Richard J. Manfredi, Borough Manager
Michael Savona, Borough Solicitor
Paul Hughes, Borough Engineer

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 8th Avenue & Fayette Street, Conshohocken, PA. Mr. Paul McConnell, Council President, called the meeting to order at 7:09pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was read.

PRAYER FOR COUNCIL

A prayer for Council was read.

1. COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Peter Gubicza was sworn into the Conshohocken Police Department by Mr. Paul McConnell. Police Chief Orlor congratulated Mr. Gubicza, and welcomed him to the Borough of Conshohocken.

Mr. Griffin made a motion to accept and approve Mr. Gubicza's new position, seconded by Ms. Barton. Motion carried 7-0.

2. PRESENTATIONS

There were no presentations.

3. CONSENT AGENDA

Mr. Paul McConnell introduced the following items on the Consent Agenda for Council's consideration and approval:

- a. Consent Agenda
 - i. Accept the Treasurer's Report for August 2014.
 - ii. Accept the Police Report for August 2014.
 - iii. Approve April, May and June Public Meeting Minutes.
 - iv. Land Development Plan for 1104 Maple Street.
 - v. Resolution for PECO Green Regions Grant.
 - vi. Ratify McGladrey as Independent Auditor for Fiscal Year 2013.
 - vii. Minimum Municipal Obligation for Pensions for FY 2015.

After some clarification from Mr. Manfredi on item (vii), Mr. Stokley made a motion to approve the consent agenda, pulling item (v) for further discussion. Seconded by Mr. Griffin, the motion carried 7-0.

Clarification was made on item (v), stating that the PECO Green Regions Grant would fund a passive park, not a playground park. This is a conceptual planning grant.

Mr. Stokley made a motion to approve item (v), seconded by Ms. Barton. The motion carried 7-0.

4. UNFINISHED BUSINESS

- a. Approve financing for Conshohocken Business Center (New Borough Hall and retail center).

Mr. Manfredi introduced Mr. Chris Gibbons and Ms. Santana with Concord Public Financial. Mr. Gibbons and Ms. Santana presented a detailed overview of the proposed financing of the new Municipal Building.

Breakdowns of the actual borrowing is as follows:

- \$6,781,100 GO Note Tax Exempt Series A of 2014 to Fulton Bank.
- \$2,630,700 GO Note Tax Exempt Series B of 2014 to Phoenixville Federal Bank and Trust.
- \$1,369,300 Go Note Taxable Series of 2014 issued to Phoenixville Federal Bank and Trust.

Mr. Manfredi added that the revenue from the building lease is expected to be approximately \$250,000 per year. Mr. Michael Savona stated that although the Borough would be borrowing initially, there would also be substantial contributions expected in the next 4-6 years. Mr. McConnell clarified to the public that this financing would be similar to a typical mortgage.

Ms. Santana reviewed proposed Ordinance 2014-03, in the amount of \$9,411,800, with additional taxable note in the amount of \$1,369,300 through Phoenixville Federal and Fulton Bank. The official settlement date is October

16th, 2014.

Mr. Stokley made a motion to approve Ordinance 2014-03, seconded by Ms. Barton. Motion carried 7-0.

- a. Approve Amendment to YMCA lease for execution by Keystone Property Group.

Mr. Savona spoke regarding the previously approved master lease with Keystone Property Group. He explained that Keystone Property Group has approached the Borough of Conshohocken to make adjustments to the lease. These adjustments would allow them, as a tenant, to have access to a future public meeting room. An amendment was prepared to the master lease.

Mr. Ryan made a motion to approve the amendment to the Master Lease, subject to the YMCA's signature, and to authorize the modification to the YMCA lease, seconded by Mr. Stokley.

PUBLIC COMMENT

Mr. Frank Cardon asked Council who would be in the building. Mr. McConnell stated that the tenants would consist of corporate offices.

Ms. Debbie Ellis inquired about the parking available should this project be approved. Council clarified that the existing 49-space parking lot would be demolished and renovated to accommodate approximately 90 spaces. Mr. Manfredi and Mr. Savona assured Ms. Ellis that they would be sensitive to local needs regarding parking.

With no further comment, the motion carried 7-0.

- b. Consider 401 - 433 Washington Street Final Project Application

Mr. Michael Savona introduced the Final Land Development plan application for 401-433 Washington Street. It was noted that there is an outstanding and unresolved appeal on this project. Because the Board is not permitted to approve a plan that does not meet zoning, Mr. Savona recommended denying the plan.

After some discussion, Mr. Barton made a motion to Deny the Final Project Application, seconded by Ms. Barton. Motion carried 4-3, with Mr. Stokley, Mr. Phipps, and Mr. Ryan opposed.

- c. Approving Ordinance No. 03 - 2014; entering into an Intergovernmental Cooperation Agreement with the Borough of West Conshohocken and Plymouth Township for Purposes of soliciting bids for solid waste disposal.

After some brief discussion, Mr. Barton made a motion made to approve Ordinance 04-2014, seconded by Mr. Ryan. Motion carried 7-0.

5. NEW BUSINESS:

a. Resolution Authorizing Eminent Domain (Wells Fargo)

Mr. Savona and Mr. Manfredi led the discussion, noting the need for the Borough to re-acquire a small portion of the parking lot back. Resolution 19 will authorize the Borough Solicitor to do so via use of eminent domain.

Mr. Ryan made a motion to approve the declaration of Resolution 19, seconded by Mr. Phipps. The motion carried 7-0.

b. Consider request for a specific tenant in Conshohocken Business Center, aka New Borough Hall

Mr. Shawn Tammaro and Mr. Bobby Daddis from Entourage Realty Group requested to secure 1,700 square feet of the retail space in the Conshohocken Business Center. Mr. Savona stated that, because there is no letter of intent, they are unable to secure this space. Council announced that further consideration will be reviewed in the October and November working sessions.

c. Hearing for a waiver of off-street parking request

Ms. Stetler submitted an off-street parking request. The request is for space at Philadelphia Code Works, of 6 E. First Avenue. It was noted that there is no designated off-street parking for this company.

Mr. Griffin made a motion to approve the parking waiver, seconded by Ms. Barton. Motion carried 7-0.

d. ESCROW RELEASE 241 Hector Street:

Mr. Paul McConnell commented that it is consistent.

6. PUBLIC COMMENT

- a. Mr. Ledii made a comment regarding the Zoning Meeting. He suggested that Council ensure there is special signage, noting that they did not have a lot of people attending because of lack of advertisement. Mr. Harvey Buek assured him that he will make sure signs are set in the future.
- b. Mr. Nick Storns spoke regarding the Conshohocken Business Center. Mr. Savona stated that this topic will not be discussed further. Mr. Manfredi noted that Council will discuss the building plans at another working meeting.
- c. Mr. Donald Morrison announced that the Borough's Rugby Team went to Jacksonville, Florida, and came back as champions for the second time.

- d. Mr. Andrew Alexander noted the heavy traffic and speeding on Fayette Street. He asked what the police are going to do about this. Mr. McConnell stated that it is illegal for the local police to use radar to enforce speed, and that this is considered a state road.
- e. A resident asked when FUN FEST would be. Mr. Griffin stated that the Times Herald did not announce the date in the paper, but it is this weekend.

7. ADJOURNMENT

Motion to adjourn made by Mr. McConnell.

Meeting adjourned at 9:02pm

Respectfully Submitted,

Richard J. Manfredi, Secretary