

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Tuesday, June 18, 2024

PUBLIC MEETING

PRESENT: Tina Sokolowski, Council President  
Kathleen Kingsley, Council Vice-President  
Anita Barton, Senior Council Member  
Alan Chmielewski, Council Member  
Ralph Frey, Council Member  
Adrian Serna, 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. Sokolowski, Council President, called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

There were no council president announcements.

**PUBLIC COMMENT (for agenda items only)**

Mary Ann Cook, 401 East Tenth Avenue, discussed the potential land acquisition for a future Public Services facility. She questioned if the negotiation purchase price was a fair market value. She inquired about additional costs associated with the purchase, such as remediation costs.

**PRESENTATIONS**

There were no presentations.

**LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES**

There were no land use matters, public hearings and ordinances.

**CONSENT AGENDA**

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

- a.) **Approve and adopt the May 1 and May 15 Regular Meeting Minutes**
- b.) **Approve the May-ending Treasurer's Report and Accounts Payable**

**Mr. Serna made a motion to approve and adopt the May 1 and May 15 Regular Meeting Minutes, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

**Mr. Serna made a motion to approve the May-ending Treasurer's Report and Accounts Payable in the amount of \$1,360,286.53, seconded by Ms. Barton. The motion carried 6-0. (Ellam absent)**

**UNFINISHED BUSINESS**

- a.) **Consider approving business matters related to a future Public Safety Services Facility**
  - i. **Consider approving an Agreement of Sale with Provco Pineville Fayette LP for the properties located at 1109 Fayette Street (Parcel #05-00-03392-00-5), 1119 Fayette Street (Parcel #05-00-03388-00-9), and 1201 East Butler Pike (Parcel #65-00-01024-00-9)**

Council members discussed feedback received regarding the property acquisition for a future Public Safety Facility. Each elected official shared that they received positive feedback.

Ms. Sokolowski explained that the information provided by the Borough's first responders demonstrates the need for this future facility and supports the land acquisition.

Ms. Kingsley shared that she researched the history of the property and has concluded that the asking price is a fair market value.

Mr. Frey confirmed that the residents that reached out to him were in favor of the plan as opposed to previous proposed plans for the site. He reiterated that the Borough does not own the emergency response facilities. He discussed what would happen if the sale did not come to fruition.

Ms. Barton stated that she explained to her constituents that the purchase is important because our emergency response teams have outgrown their facilities.

Mr. Serna stated that the facility is a long-term investment that gives our first responders tools that assist them do their jobs better and will help attract the best volunteers in the future.

Mr. Chmielewski shared that the feedback that he received from the residents of Ward 1 was positive.

Ms. Kingsley added that her residents were happy to hear that the Borough would continue to lease the fire bays for storage of public safety equipment at the Washington Fire Company building.

Mayor Aronson stressed the importance of listening to the Borough's emergency personnel.

Ms. Cecco confirmed that the Borough conducted its due diligence to confirm that the potential purchase price is a fair market value. She confirmed that Borough Administration has not received any public comment on the matter. She explained that the purchase price of the property will also include costs related to environmental testing and potential remediation. Ms. Cecco discussed the terms of the agreement that are still under negotiation.

**Mr. Frey made a motion to approve an Agreement of Sale with Provco Pineville Fayette LP for the properties located at Parcel #05-00-03392-00-5, Parcel #05-00-03388-00-9, and Parcel #65-00-01024-00-9 subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

- ii. **Consider approving a cash acquisition for the purchase of properties located at 1109 Fayette Street (Parcel #05-00-03392-00-5), 1119 Fayette Street (Parcel #05-00-03388-00-9), and 1201 East Butler Pike (Parcel #65-00-01024-00-9)**

Ms. Cecco discussed the cost associated with financing. She reviewed the Borough's cash position which was \$39.1 million at the end of May and recommended that Borough Council consider approving a cash acquisition for the purchase of property. She discussed seeking financing and grant opportunities for future construction.

**Ms. Kingsley made a motion to approve a cash acquisition for the properties located at Parcel #05-00-03392-00-5, Parcel #05-00-03388-00-9, and Parcel #65-00-01024-00-9 in the amount of \$5,100,000 plus associated closing costs, applicable transfer taxes, and applicable environmental testing and remediation, seconded by Ms. Barton. The motion carried 6-0. (Ellam absent)**

- iii. **Consider approving Resolution 2024-09 declaring the Borough's intent to reimburse itself from the proceeds of debt to be issued for the project**

Ms. Cecco explained that the proposed resolution allows the Borough to reimburse itself from the proceeds of debt should the Borough seek financing for the project.

**Mr. Serna made a motion to approve Resolution 2024-09 declaring the Borough's intent to reimburse itself from the proceeds of debt to be issued for the project as applicable, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

- iv. **Consider approving Resolution 2024-10 authorizing the expenditure of funds for the purchase of real property**

Ms. Cecco explained that the proposed resolution allows for the purchase to take place and authorizes the Borough Manager and Borough Solicitor to execute final applicable transactions and associated documents.

**Mr. Serna made a motion to approve Resolution 2024-10 authorizing the expenditures of funds for the purchase of real property and granting authority to the Borough Manager and Borough Solicitor to take such actions that are reasonably necessary to effectuate the purchase of real property including the authority to expend funds and execute necessary documents, seconded by Ms. Barton. The motion carried 6-0. (Ellam absent)**

- b.) **Consider authorizing the advertisement of an ordinance amendment to the Borough's food vendor regulations**

**Mr. Chmielewski made a motion to authorize advertisement of an amendment to the Food Vendor ordinance and regulations, seconded by Mr. Serna. The motion carried 6-0. (Ellam absent)**

**c.) Consider appointing the positions of Patrol Officers from the Civil Service certified eligibility list**

Ms. Cecco discussed recommendations from the Chief of Police as it relates to the organizational structure of the Police Department.

**d.) Consider appointing the position of Sergeant from the Civil Service certified eligibility list**

Ms. Cecco discussed recommendations from the Chief of Police as it relates to the organizational structure of the Police Department.

**Mr. Frey made a motion to appoint Eric Perna and Patrick Fusco to the positions of Patrol Officer from the Civil Service Commission certified eligibility list and to appoint Eric Hall to the position of Sergeant from the Civil Service certified eligibility list, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

**e.) Consider authorizing advertisement of an RFP for Marketing Services**

**Mr. Chmielewski made a motion to authorize advertisement of an RFP for Marketing Services, seconded by Mr. Serna. The motion carried 6-0. (Ellam absent)**

**NEW BUSINESS**

**a.) Consider adopting the Language Access Plan for the Housing Rehabilitation Program**

Ms. Cecco stated that as a recipient of federal funds, the Borough is required to accommodate individuals who do not speak English. She explained that the Borough has prepared a Language Access Plan to assist non-English speakers with the federal programs offered by the Borough and asked Council to consider formally adopting the plan.

**Mr. Serna made a motion to adopt the Borough's Language Access Plan for the Housing Rehabilitation Program, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

**b.) Consider approving zoning escrow releases for 720-730 Fayette Street, 340 East Seventh Avenue and 434 Pleasant Valley Drive**

**Ms. Kingsley made a motion to approve the zoning escrow release for 720-730 Fayette Street in the amount of 376.84 plus interest, 340 East Seventh Avenue in the amount of \$175.21 plus interest, and 434 Pleasant Valley Drive in the amount of \$148.33 plus interest, seconded by Ms. Barton. The motion carried 6-0. (Ellam absent)**

**PUBLIC COMMENT**

There was no public comment.

**COUNCIL AND MAYOR MATTERS**

Mayor Aronson shared that the VFW Auxiliary held a children's event to celebrate Flag Day. He announced that the Borough of Conshohocken has created a Chamber of Commerce through the Eastern Montgomery County Chamber of Commerce. He thanked all parties responsible for making the Conshohocken Arts Festival and Car Show a success.

Ms. Sokolowski thanked the staff at the Community Center for hosting a successful barbeque luncheon for the seniors.

**ADJOURNMENT**

The meeting was adjourned at 7:48 PM.

Respectfully Submitted,

---

Stephanie Cecco,  
Borough Secretary