

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, December 18, 2024

PUBLIC MEETING

PRESENT: Tina Sokolowski, Council President
Kathleen Kingsley, Council Vice-President
Anita Barton, Senior Council Member
Alan Chmielewski, Council Member
Stacy Ellam, 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, Borough 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)

There was no public comment on agenda items.

PRESENTATIONS

There were no presentations.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

- a.) **Consider approving Resolution 2024-32 approving preliminary/final land development for 127 East Elm Street**

Mr. Peters reviewed the requested waivers and conditions of approval per the proposed resolution.

Mr. Serna made a motion to approve Resolution 2024-32 approving preliminary/final land development for 127 East Elm Street, seconded by Ms. Barton. The motion carried 7-0.

- b.) **Consider authorizing advertisement of the Veterans Memorial Plaza Ordinance**

Mr. Frey made a motion to authorize advertisement of the Veterans Memorial Plaza Ordinance, seconded by Mr. Chmielewski. The motion carried 7-0.

CONSENT AGENDA

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

- a.) **Approve and adopt the November 6 and November 20 Regular Meeting Minutes and the November 6 Special Meeting Minutes**
- b.) **Approve the November-ending Treasurer's Report and Accounts Payable**
- c.) **Approve and adopt the FY2025 Budget**
- d.) **Approve and adopt Ordinance 07-2024 to levy real estate tax for 2025 and fix the rate thereof**

Ms. Barton made a motion to approve and adopt the November 6 and November 20 Regular Meeting Minutes and the November 6 Special Meeting Minutes, seconded by Ms. Ellam. The motion carried 7-0.

Ms. Kingsley made a motion to approve the November-ending Treasurer's Report and Accounts Payable in the amount of \$2,330,424.65, seconded by Mr. Frey. The motion carried 7-0.

Ms. Barton made a motion to approve and adopt the FY2025 Budget, seconded by Ms. Kingsley. The motion carried 7-0.

Mr. Chmielewski made a motion to approve and adopt Ordinance 07-2024 to levy real estate tax for 2025 and fix the rate thereof, seconded by Ms. Kingsley. The motion carried 7-0.

UNFINISHED BUSINESS

- a.) Consider approving and authorizing advertisement of the 2025 meeting schedules for Borough Council and Borough Boards and Commissions

Mr. Serna made a motion to approve and authorize advertisement of the 2025 meeting schedules for Borough Council and Borough Boards and Commissions, seconded by Mr. Frey. The motion carried 7-0.

- b.) Consider reappointing applicants to Borough Boards and Commissions

Ms. Ellam made a motion to reappoint applicants to Borough Boards and Commissions, specifically Domenic Rocco to the EAC, Richard Kosich to the EAC, Justin Claffey to the EAC, Deborah Stovall to the Human Relations Commission, Daniel McArdle to the Planning Commission, Holly Holst to the Vacancy Board, Rick Barton to the Zoning Hearing Board, Tyler Dunphy to the Zoning Hearing Board, and Marissa Buck to the Friends of Conshohocken Parks, seconded by Mr. Frey. Ms. Barton recused herself. The motion carried 6-0.

- c.) Consider approving the fee schedule for 2025

Ms. Kingsley made a motion to approve the 2025 fee schedule, seconded by Ms. Barton. The motion carried 7-0.

- d.) Consider approving Resolution 2024-33 setting compensation for the elected Tax Collector for the Borough of Conshohocken

Ms. Barton made a motion to approve Resolution 2024-33 setting compensation for the elected Tax Collector for the Borough of Conshohocken, seconded by Ms. Ellam. The motion carried 7-0.

- e.) Consider authorizing the Montgomery County Saint Patrick's Parade Committee to hold the 2025 annual St. Patrick's Day Parade in Conshohocken

Mr. Frey made a motion to authorize the Montgomery County Saint Patrick's Parade Committee to hold the 2025 annual St. Patrick's Day Parade in Conshohocken, seconded by Mr. Serna. The motion carried 7-0.

- f.) Consider approving the 2025 annual Conshy Classic 5K

Ms. Barton made a motion to approve the 2025 Fire Company No. 2 annual Conshy Classic 5K, seconded by Mr. Serna. The motion carried 7-0.

- g.) Consider approving the appointment of a marketing consultant for the 2025 fiscal year

Mr. Chmielewski made a motion to approve the appointment of a marketing consultant for the 2025 fiscal year, seconded by Mr. Serna. There was a roll call vote. (Yes - Chmielewski, Serna, Barton Kingsley, and Sokolowski. No - Ellam and Frey.) The motion carried 5-2.

- h.) Consider selecting a marketing consultant firm for the 2025 fiscal year

Mr. Chmielewski made a motion to select and appoint Neff marketing firm for the 2025 fiscal year to serve as the Borough's marketing consultant, seconded by Mr. Serna. There was a roll call vote. (Yes - Chmielewski, Serna, Barton Kingsley, and Sokolowski. No - Ellam and Frey.) The motion carried 5-2.

NEW BUSINESS

- a.) Conduct interviews for vacancies on Borough Boards and Commissions

Ms. Sokolowski introduced Rob Martin who was present to interview for a vacancy on the Planning Commission. Mr. Martin discussed the role of the Planning Commission. He shared his educational and professional background. Mr. Martin discussed strengths of the Borough and what he would like to see improved.

Ms. Sokolowski introduced Walt Harnett who was present to interview for vacancies on the Planning Commission, Human Relations Commission and Friends of Conshohocken Parks. Mr. Harnett shared his interest in the Planning Commission. He discussed how his experience fundraising for the VFW could benefit the Friends of Conshohocken Parks. He discussed his professional background in Human Resources.

- b.) Update on 401-433 Washington Street Impact Fee payments

Mr. Peters stated that Borough Administration needs to update the land development agreement to clarify the timing of the payments for the park and rec impact fee and traffic impact fee. He explained that all

impact fees associated with the project will be apportioned, per the settlement agreement, and submitted by the developer with the submission of each building permit for the six (6) buildings included in the project. He stated that all fees would be paid no later than June 1, 2025.

c.) Consider awarding a bid for the Borough's annual fireworks display

Ms. Cecco shared that the Borough issued an RFP for its annual Fireworks display and received one (1) bid from Schaefer Fireworks. She stated that the bid package was complete, and the cost is within the approved 2025 budget. She explained that Schaefer Fireworks has been the Borough's fireworks vendor in the past and has worked collaboratively with the Emergency Management team to ensure the safety of Borough residents and property. Therefore, Ms. Cecco recommended that Council consider awarding the bid to Schaefer Fireworks.

Ms. Barton made a motion to award the bid for the Borough's annual fireworks display to Schaefer Fireworks, seconded by Ms. Ellam. The motion carried 7-0.

d.) Consider ratifying Seven Tower Bridge loan payoff letter

Mr. Peters explained that in 2019 the Borough reissued UDAG loan money to the Oliver Tyrone Pulver Corporation in the amount of \$1 million dollars. He stated that the loan was utilized for the Seven Tower Bridge construction project to close finance gaps. He explained that in exchange for the deployment of the loan, the Borough entered into a parking agreement with the Pulver's to obtain public parking at 7 Tower Bridge and 2 Tower Bridge. Mr. Peters stated that the Borough was advised of their intention to pay off the unpaid balance of its debt to the Borough, and, therefore, issued a payoff loan letter. He asked Council to consider ratifying the loan payoff letter and authorizing the Borough Manager to complete mortgage and loan satisfaction documents.

Ms. Sokolowski asked how the payoff of the loan would impact the parking agreements. Ms. Cecco confirmed that the stipulations in the parking agreements are still valid unless otherwise notified by the Pulver Corporation.

Mr. Serna made a motion to ratify the Seven Tower Bridge loan payoff letter, seconded by Ms. Kingsley. The motion carried 7-0.

e.) Consider authorizing the Borough Manager to complete mortgage and loan satisfaction documents for Seven Tower Bridge

Ms. Kingsley made a motion to authorize the Borough Manager to complete mortgage and loan satisfaction documents for Seven Tower Bridge, seconded by Mr. Frey. The motion carried 7-0.

f.) Consider approving Resolution 2024-34 approving an extension of a temporary no parking area on First Avenue at the intersection with Harry Street and outdoor dining for a temporary basis in that area of Daniel's Restaurant

Ms. Cecco stated that the proposed resolution would extend the no parking regulations for an additional 90 days. She shared that Borough Administration is working through a request from Daniel's to establish a permanent outdoor dining area.

Mr. Serna made a motion to approve Resolution 2024-34 approving an extension of a temporary no parking area on First Avenue at the intersection with Harry Street and outdoor dining for a temporary basis in that area of Daniel's Restaurant, seconded by Mr. Chmielewski. The motion carried 7-0.

g.) Consider approving the final payment to Dellose Construction Services LLC for the storage unit project at the Community Center

Mr. Barton made a motion to approve the final payment to Dellose Construction Services LLC for the storage unit project at the Community Center in the amount of \$20,150.00, seconded by Mr. Frey. The motion carried 7-0.

h.) Consider approving 401-433 Washington Street financial security escrow release no. 1 in the amount of \$1,735,550.25

Ms. Kingsley made a motion to approve the 401-433 Washington Street financial security escrow release no. 1 in the amount of \$1,735,550.25, seconded by Ms. Ellam. The motion carried 7-0.

i.) Consider approving Matson Mill professional services escrow release no. 1 (final) in the amount of \$56,595.76

Mr. Serna made a motion to approve the Matson Mill professional services escrow release no. 1 (final) in the amount of \$56,595.76, seconded by Ms. Barton. The motion carried 7-0.

j.) Consider approving zoning escrow releases for 325 East Tenth Avenue and 226 Maple Street

Ms. Barton made a motion to approve the 325 E. 10th Avenue zoning escrow release in the amount of \$388.85 plus interest and the 226 Maple Street zoning escrow release in the amount of \$221.73 plus interest

k. Consider approving a tuition reimbursement for Officer Walter for the 2024 fall semester

Mr. Serna made a motion to approve a tuition reimbursement for Officer Walter for the 2024 fall semester in the amount of \$7,179.32, seconded by Mr. Frey. The motion carried 7-0.

PUBLIC COMMENT

Tina Brunetti, 1022 Fayette Street, voiced concerns related to speeding and pedestrian safety on Fayette Street. Mr. Frey responded that vehicular and pedestrian safety along Fayette Street is a priority for Council. Ms. Cecco shared that the Borough has applied for two (2) grants for a Fayette Street Road Diet project. Chief Lennon shared traffic enforcement strategies.

COUNCIL AND MAYOR MATTERS

Mayor Aronson shared that the Friends of Conshohocken Parks held an event to fundraise and raise awareness of the non-profit organization. He shared photographs from Santa Around Town and Winter Wonderland. He reminded everyone about the Menorah Lighting event.

Mr. Frey recognized all parties involved with efficiently and safely demolishing the former Moore site.

Ms. Ellam thanked Borough staff for hosting a successful holiday drive-in movie event.

Ms. Kingsley wished everyone happy holidays and a happy new year.

Mr. Serna shared that the winners of the Holiday House Decorating contest were announced.

Ms. Barton wished everyone happy holidays.

Ms. Sokolowski reflected on the accomplishments of FY 2024 and thanked her fellow Council members and the community.

ADJOURNMENT

The meeting was adjourned at 8:05 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary