

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, May 17, 2017

PUBLIC MEETING

PRESENT: James Griffin, Council President
Karen Tutino, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
Colleen Leonard, Council Member
Jane Flanagan, Council Member
Robert Frost, Mayor

ALSO PRESENT: Stephanie Cecco, Interim Borough Manager
Michael J. Savona, 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. Mr. James Griffin, Council President, Called the meeting to order at 7:00 PM.

PRAYER FOR COUNCIL

Ms. Anita Barton read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Griffin announced that Mr. Stokley was in the building but was not physically in the Council Chambers because he had recused himself from the matters to be discussed during the evening's presentations.

PRESENTATIONS

a.) Public Hearing on Proposed SP-4 Zoning Amendment.

At 7:02 PM, Ms. Cecco invited Mr. Savona to introduce the first agenda matter. Mr. Savona announced that the meeting was on record to hold a public hearing for Council to consider the adoption of an ordinance amending the Borough of Conshohocken's zoning ordinance by creating a new planned SP-4 district. He further explained that the district would create unified development areas subject to specific development standards and permit certain uses by rezoning certain land presently in the business and commercial district to SP-4. The public hearing for the SP-4 Zoning Amendment was adjourned at 7:45 PM.

b.) Public Hearing on SORA West conditional use application.

Mr. Savona then announced that a second public hearing would take place for the SORA West conditional use application; Mr. Savona explained that the hearing had been advertised as a conditional use approval application by Keystone Property Group for a conditional use under Section 27-2206A of the proposed SP-4 zoning ordinance amendment which would permit the use of reduced parking calculations under the SP-4 ordinance which allows shared parking. Mr. Savona added that the application would apply to the six parcels that are presently proposed to be rezoned to SP-4, and that it would not apply to the Washie's parcel. The testimonial portion of the public hearing for the SORA West conditional use application was concluded at 8:03 PM.

i. Unfinished Business:

Mr. Savona then announced that the meeting had been advertised to also allow for Council action to either approve or deny the SP-4 zoning amendment as proposed by Keystone Property Group followed by a decision subject to certain conditions on the conditional use.

1. Consider adopting Ordinance No. 2017-05 SP-4 Specially Planned Zoning District.

Ms. Barton made a motion to adopt Ordinance 2017-05 SP-4 Specially Planned Zoning District, seconded by Ms. Flanagan. The motion carried 6-0.

2. Consider approving the SORA West conditional use application.

Mr. Savona then requested that Council consider approving the SORA West conditional use application subject to the conditions set forth under Section 27-2206A of the SP-4 zoning ordinance. Mr. Savona then reviewed each of the conditions.

Ms. Sokolowski made a motion to approve the SORA West conditional use application, seconded by Ms. Barton. The motion carried 6-0.

Council then entered a brief recess at 8:06 PM to retrieve Mr. Stokley, who was not present in the Council Chambers until this point. Council reconvened at 8:07 PM. Ms. Cecco then made an announcement that Council had entered an Executive Session regarding an employment matter, two legal matters, and a matter of real property prior to the regular meeting.

3. Consider approving the Keystone Property Group Extension of the Agreement of Sale and Development Agreement.

Ms. Cecco invited Mr. Savona to address the item. Mr. Savona shared that, on December 31, 2013, the Borough signed an Agreement of Sale and Development Agreement with Keystone Property Group and the Redevelopment Authority of Montgomery County; the agreement provided for Keystone's purchase of the property at the corner of Elm and Fayette and the property known as the old Washie's firehouse and the agreement included several deadlines for closing on the properties. Mr. Savona explained that Keystone Property Group will not be able to close on the property by June of 2017 and that they have requested an extension of the deadline to June 30, 2018. Mr. Savona recommended that Council approve the extension request and added that the request would also require approval by the Redevelopment Authority at their next meeting.

Ms. Sokolowski made a motion to approve the Fourth Amendment to the Agreement of Sale and Development Agreement, seconded by Ms. Flanagan. The motion carried 6-0-1 with Mr. Stokley recusing himself.

CONSENT AGENDA

Ms. Cecco made a request to pull item c.) of the consent agenda and to make it item e.) under unfinished business and Council consented. Ms. Cecco then read and reviewed the remaining matters included on the consent agenda.

- a.) **Approve and adopt the April 5 and April 19 Meeting Minutes.**
- b.) **Accept the April-ending Treasurer's Report and Accounts Payable.**
- c.) **Approve the renegotiated loan terms and cash management with Fulton Bank.**
- d.) **Authorize the advertisement for public bids on Leeland Mansion.**
- e.) **Approve the revised DCED Program Procedures for the Rehabilitation Program.**
- f.) **Approve Resolution 2017-06 Municipal Authority Extension.**
- g.) **Approve Resolution 2017-07 Designating Certain Dog Parks or Dog Friendly Parks.**

Ms. Tutino made a motion to approve and adopt the items of the consent agenda except for item c.) which was eliminated from the list. Ms. Barton seconded the motion and it carried 7-0.

UNFINISHED BUSINESS

- a.) **Approve Resolution 2017-08 Conshohocken Dog Park Advisory Committee.**

Ms. Cecco explained that Council had discussed the Dog Park Advisory Committee at the work session and that Resolution 2017-08 would formalize the terms agreed upon as part of that discussion.

Ms. Tutino made a motion to approve Resolution 2017-08 for the Conshohocken Dog Park Advisory Committee, seconded by Ms. Leonard. The motion carried 7-0.

b.) Approve Resolution 2017-09 Home Program Funding.

Ms. Cecco also explained that the resolution was previously discussed at the work session and that the resolution offers support to the Home Program which is in jeopardy of losing its funding from the federal government.

Ms. Barton made a motion to approve Resolution 2017-09 for Home Program Funding, seconded by Mr. Stokley. The motion carried 7-0.

c.) Reject the CDBG curb ramp project bids and rebid with alterations to scope of work and bid structure.

Ms. Cecco introduced the matter and explained that the Borough Engineer, Mr. Paul Hughes, had shared that the bids that were received were unfavorable and the Borough is requesting approval to reject the bids and re-bid the project. Ms. Leonard asked Mr. Hughes about the matter before a motion was made.

Ms. Leonard made a motion to reject the CDBG curb ramp project bids and rebid with alterations to scope of work and bid structure, seconded by Mr. Stokley. The motion carried 7-0.

d.) Authorize the advertisement for public bids for the Hector Street Streetscape Design Package.

Ms. Cecco introduced the matter and requested that Ms. Sokolowski expand upon the item. Ms. Sokolowski explained that she and Ms. Cecco had met with the planners and selected a design that is like the streetscape design that was originally shown to the residents; the design will bring trees back to corners, add them in bump outs and include greening to the sidewalk areas. Ms. Sokolowski added that this version of the project can be completed within the budgeted number that was allotted and that she was satisfied with the design that the planner had put together.

Ms. Flanagan made a motion to authorize the advertisement for public bids for the Hector Street Streetscape Design Package, seconded by Ms. Sokolowski. The motion carried 7-0.

e.) Approve the renegotiated loan terms and cash management with Fulton Bank.

Ms. Cecco explained that in speaking with Mr. Savona's office and in renegotiating the loan terms, the paperwork that is required will require an appropriation of \$1,500.00 to process. Mr. Savona added that certain forms will be required to be filed with DCED and other regulatory bodies because the Borough is a public entity and took out public financing and explained that it is more cost effective for Concord Financial to prepare those papers for filing. Mr. Savona stated that it is his recommendation that Council authorize Concord Financial's proposal to perform that work for not more than \$1,500.

Ms. Sokolowski made a motion to authorize Concord Financial's proposal to perform the work described for not more than \$1,500, seconded by Ms. Tutino. The motion carried 7-0.

Mr. Savona then added that the original item was to approve the renegotiated loan terms and cash management with Fulton Bank as summarized in a memorandum to Council from the Interim Borough Manager. He summarized the terms and requested that Council also consider approval of that item.

Ms. Leonard made a motion to approve the renegotiated loan terms and cash management with Fulton Bank, seconded by Mr. Stokley. The motion carried 7-0.

NEW BUSINESS

Ms. Cecco announced that there are now two items of new business for consideration that evening.

a.) Approve Resolution 2017-10 Berkheimer Liaison

Ms. Cecco explained that the previous Borough Manager is listed as a liaison between Berkheimer and Borough Council and that, in order for the Borough to access reports and confidential information, the name needs to be changed on the account and this change requires approval by resolution.

Ms. Tutino made a motion to approve Resolution 2017-10 for the Berkheimer Liaison, seconded by Ms. Barton. The motion carried 7-0.

Ms. Cecco then invited Ms. Flanagan to share the second item of new business. Ms. Flanagan announced that it has come to the Borough's attention that there are some dangerous trees in Mary Wood Park that need to be taken down. Ms. Flanagan then asked Council for their approval to appropriate funds from the Mary Wood Fund to perform the necessary tree removal work. Ms. Cecco added that the work was proposed to cost \$3,500.00.

Ms. Sokolowski made a motion to approve the appropriation of \$3,500.00 from the Mary Wood Fund to perform the necessary tree removal work at Mary Wood Park, seconded by Ms. Tutino. The motion carried 7-0.

PUBLIC COMMENT

Mayor Frost announced that Memorial Day Services would be held by the VFW Post 1074 on Monday, May 29th at 11:30 am and 12:00 pm in Conshohocken. He also announced that the Car Show would take place on the first Saturday in June.

Mr. Stokley made a request on behalf of one of his residents to place "watch children" signs at 11th and Freedley Street and to replace the streetlight at that location as well.

Mr. Stokley commented that, approximately four weeks ago, there had been a home invasion in his ward and a gun at Sutcliffe Park on the same day. He urged residents to call the police immediately following these types of events. Sergeant Michael Conner responded to Mr. Stokley's comments and explained that the police were considering installing blue light poles like those used on college campuses for the public to use in an emergency. Mr. Stokley also shared that he would like to implement an awareness program to help young people get out of and stay away from the drug epidemic in our country. Ms. Barton suggested bringing back the town watch and Sergeant Conner shared details of some initiatives that the police were working on for public safety.

Ms. Sokolowski inquired about the bike patrol and Ms. Tutino asked how the police watch over Sutcliffe Park during day and evening hours. Sergeant Conner responded to both questions.

Ms. Sokolowski shared that detailed information about what is happening in the Borough can be found on the website and that a Borough app would also be launched on June 21st.

Mayor Frost asked for an update on the status of new park equipment installation and Mr. Ray Sokolowski, Director of Public Services, provided an update.

ADJOURNMENT

The meeting was adjourned at 8:31 PM.

Respectfully Submitted,

Stephanie Cecco,
Interim Borough Secretary