

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING
Wednesday, July 16th, 2014

PUBLIC MEETING

PRESENT: Robert Frost, Mayor
Paul McConnell, Council President
Mr. 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
Police Chief Michael Orler
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 7:00 pm.

PRAYER FOR COUNCIL

Mr. Jamie Rash read a prayer for Council.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

There were no scheduled presentations.

CONSENT AGENDA

- a.) **Treasurer's Reports for the months of April, May and June**
- b.) **Escrow release for Parkview Terrace.**
- c.) **Escrow release for 516 Fayette Street**
- d.) **Police Report**
- e.) **Joe Dougherty Resignation from the Planning Commission**
- f.) **Change Order for the 2014 Road Program**

Mr. Paul McConnell requested that Mr. Paul Hughes, Borough Engineer, brief Council on the change order for the 2014 Road Program. Mr. Hughes shared that it would address repairs to Harry Street and that the change order grand total would be \$55,500.00.

Mr. Ryan requested that Mr. Paul Hughes review the two escrow items on the consent agenda next. Mr. Hughes shared that the first release for Parkview Terrace would be to approve a release of the remaining demolition escrow funds. The second escrow release

for 516 Fayette Street would be for a release of all of the funds, minus ten percent, for the eighteen-month maintenance bond.

Mr. Ryan made a motion to approve the consent agenda as read. Seconded by Ms. Anita Barton. The motion carried 7-0.

UNFINISHED BUSINESS

There was no unfinished business brought before Council.

NEW BUSINESS

There was no new business brought before Council.

MANAGER MATTERS

Mr. Manfredi was asked to share his matters. Mr. Manfredi shared that he had met with the Fellowship House Board and that they had a positive meeting with both Mr. Stokley and Mayor Frost also in attendance. Mr. Manfredi explained that the Fellowship House Board members agreed to work with the Borough to determine how to move forward and to assist with planning for the 2015 FY Budget funds for the property. Mr. Manfredi clarified that the immediate next step would be to analyze their programming so that he could make a recommendation to Council on how it should be funded.

Mr. Manfredi also shared details on two items for consideration the following month; one item was regarding the possibility of Verizon Wireless installing a tower on the A-Field and the other item was regarding the condition of the Old Borough Hall and how Council would like to proceed with either its disposition or another use.

Mr. Manfredi also mentioned that he and Mr. Savona had been working to get an agreement in place for the Verizon Building/New Borough Hall.

Mr. Manfredi concluded his matters by stating that, during the next work session, he would explain the Council process in greater detail and shared that there would be no committee meetings during the month of August.

Mr. McConnell then invited Mr. Dave Nasatir, a corporate attorney for the project, to provide an update on the New Borough Hall. Mr. Nasatir began by mentioning that Mr. Bill Glazer, President and CEO of Keystone Property Group, and Mr. Jamie Rash, Project Manager, were also in attendance that evening. He explained that the purpose for their attendance that evening was to share the current estimated budget for the project as well as updated renderings of the building and to request that Council vote to approve a bid package for the project.

Mr. Nasatir provided information about the DCED grant that would be used to fund the project and then invited Mr. Bill Glazer to share information on the scope of work, schedule, and the budget for the project.

Mr. Savona asked Mr. Paul Hughes for an update on the status of the bid package and Mr. Hughes replied that it would be ready in two to three weeks from that evening. Mr. Savona then summarized that, if the Borough Council authorized a bid package that evening, then, in two to three weeks the Borough could go out to bid and advertise an

invitation for bids for the overall project; the end goal would be that Council consider a tabulation of the bid schedule at the September Council meetings.

Mr. McConnell expressed his concern about Keystone Property Group's inability to produce hard numbers and to answer questions about why figures are changing so frequently and Mr. Stokley provided an eloquent explanation of the construction process and how it is difficult to gauge hard figures in the early stages of development.

Mr. Manfredi requested that, if Council is inclined to grant moving forward with the preparation for and advertising of the bid documents, it be conditioned upon the Borough Solicitor, Borough Engineer, and the Borough Manager's review of the package before it is advertised and their assurance that it is satisfactory.

Mr. Ryan made a motion to authorize the advertisement of bid specifications for the fit-out of the Verizon Building subject to final review and approval by the Borough Manager, Borough Solicitor, and Borough Engineer of the admittance of the packet before advertising. Mr. Stokley seconded the motion. The motion carried 7-0.

COUNCIL MEMBER AND MAYOR MATTERS

Mr. Stokley announced that the fireworks event at the beginning of the month went extremely well and that a concert in the park the prior week that was also a success.

Fire Chief Leo Costello was invited to speak and shared that Conshohocken No. 2 was holding a company picnic and requested Council's attendance. Secondly, he shared that George Horning of No. 2 would like to intern with the fire inspectors. He provided an update on the purchase of a new fire truck and shared a request for an additional \$6,816.00 to make changes to the vehicle. Mr. Costello's final item was regarding whether Council had reviewed Washington Fire Company's financial statement and if they would be willing to release a second quarter appropriation to them in the amount of \$18,000.00. Mr. Savona explained that that request should be handled administratively and is not a matter for Council.

Mr. Ryan shared that the Borough's Business Development Commission planned to merge with the Merchants Association to form a non-profit and that they would require funds for promotion. Mr. Ryan requested \$2,000.00 from the Borough for this purpose and Mr. Savona asked for clarification as to whom the funds would be given; Mr. Ryan replied that the funds would go to the entity that would be formed as a result of the merger. Mr. Savona shared that the Borough's ordinance may not permit them to authorize the funds being used in this way so it would require some further review.

Mr. Ryan also shared that the groundbreaking for the Conshohocken Rowing Center was scheduled for Sunday, September 28th, 2014 at 2:00 PM.

Ms. Barton shared that she would like to thank Mr. Manfredi for meeting with her and for taking the time to hold introductory meetings with all of the members of the Council.

Ms. Barton also shared that she had spoken with Chief Orlor about the date for the written Lieutenant testing and confirmed that it would take place on September 6th, 2014.

PUBLIC COMMENT

A resident, Ms. Helen Omar, shared a concern about the traffic on the lower end of 9th and 10th due to the construction occurring on Hector Street. She explained that there were detour signs set-up there and also four-way stop signs that many people are no longer regarding. She expressed that many pedestrians are at-risk because of the traffic issue and invited Mr. Phipps and Mr. Ryan to visit the area and to speak with the residents there about this issue affecting their wards. Chief Orler shared that the police have been patrolling that area and that he will continue to make sure they are present during the construction.

Her second comment was that she implored Council to speak clearly into their microphones and to only permit one speaker at a time because, when she watches the televised meetings, she sometimes has difficulty following the issues that are being raised about the governance of the Borough.

There were no further comments from the public.

Mr. McConnell announced that Council would be holding an executive session following the conclusion of the meeting to address a legal issue.

ADJOURNMENT

The meeting adjourned at 8:47 PM.

Respectfully Submitted,

Richard J. Manfredi, Secretary