

COLLEGEVILLE BOROUGH
COUNCIL MEETING MINUTES
October 3, 2018 7:00PM

CALL TO ORDER: The meeting was called to order at 7:00 PM by Council Vice President, Mat McKnight

ROLL CALL: Council Vice President Mat McKnight, Council Member Hugh Braun, Council Member Terri Stagliano, Council Member Louise Tulio, Council Member Shannon Spencer and Mayor Wright-Riggins. Also in attendance Solicitor Sean Kilkenny, Borough Manager Geoff Thompson, Chief Bart Bucher, Engineer Dave Leh and Administrative Assistant Suzanne Robertson

APPROVAL OF MINUTES: **MOTION** to approve September 5, 2018 Meeting by Ms. Stagliano, Second by Mr. Braun. *MOTION carries 5-0*

WB HOMES PRESENTATION:

Mr. McKnight introduced Chris Canavan from WB Homes to make a presentation regarding a new development being considered on 3rd Ave at the Rees Industrial Building.

Mr. Canavan introduced himself and Matt Bonenberger as representatives of WB Homes. They are proposing to demo the Rees Industrial Building and build 32 townhomes. The units would face 3rd Ave and have an alley with garages and parking spaces behind. He stated that there would be much more green space than what is presently at this location. He showed Council renderings of how the homes would look based on pictures of another similar project they completed in Lansdale. They feel that owner occupied residences one block off Main Street should be appealing to the Council. They are at this meeting to gauge the level of interest from Council and to answer questions. They do not want to start the process of acquiring the zoning change if the project does not get positive feedback. Ms. Stagliano stated that she feels this would be a welcome change from M&I. Mr. Braun and Mr. McKnight agreed. Mr. Sassaman asked about traffic and parking concerns. He understands that someone is going to come in and build on that site, but that 3rd Ave. now has traffic backups in the mornings. Mr. Canavan stated that at the similar development, he has found that people mostly use their garage and accompanying spot. He also noted that part of the plan would be to widen Chestnut Street. Ms. Spencer asked if there was any financial downside to taking away and M&I property. Mr. Canavan stated that the financial impact would most likely be positive for the Borough due to the increased EIT as well as transfer tax. The homes are most likely to be in the \$300K range. Ms. Tulio said the homes would be an improvement in the look of the area, but also had parking concerns.

Richard Wallace – 92 6th Ave – asked about remediation. Mr. Canavan said phase 1 would be an environmental plan.

Jim Troutman – 256 E 9th Ave – asked how many EDU's for 32 units. Mr. Canavan said there are 5 and would be 27 more for the 32 units.

Arnold Mann – 180 8th Ave – asked if this project would start after the Fire Company was finished with the site. He also had concerns about the parking spot being directly in front of the garage, thinking that people will not use one of them because of the inconvenience of moving a vehicle. Mr. Canavan said not everyone that buys a home will have 2 cars. He also stated that there are plans to improve and widen the sidewalks and curbs for walkability. He said they envision it pedestrian friendly.

Mr. Braun introduced Riley Smith and his father Dennis Smith. Riley is a boy scout working on his communications badge.

Mr. McKnight announced that there had been Executive Session prior to the meeting regarding a litigation matter.

COMMITTEE REPORTS:

Budget & Finance: Mr. Thompson requested approval of check #3200-3249. **MOTION** to approve by Ms. Stagliano, second by Ms. Tulio *MOTION carries 5-0*

Mr. Thompson stated the fund balance is \$707,404.00. There will be a budget meeting scheduled next week to figure the 2019 Budget. Will confirm date and post on website.

Business Development: No report

Communications: Ms. Spencer stated that she and Mr. Thompson reviewed the proposals for the new website and have made a decision to go with the Pennsylvania State Association of Boroughs. Their cost was much lower than the other applicants and it is a program tailored for municipalities and has everything we need. They will wait to present to the Finance Committee for final decision. It will be roughly \$3000 to redo the website and then \$389 annually to maintain it. Ms. Stagliano suggested that the vote be now. **MOTION** to approve PSAB for new website by MS. Stagliano, second by Ms. Tulio *MOTION carries 5-0*

Ms. Spencer said she and Mr. Thompson agreed that she would be the “point person” through the process and that either Mr. Thompson or Ms. Robertson would oversee the website. TBD

Mr. Kilkenny stated that because this item was not on the Agenda, it had to be opened up for public comment. Arnold Mann 180 8th Ave asked if the site would be user friendly. Ms. Spencer said that it would be but would need approval for adding content.

Community Engagement & Service: No report

CPVRPC: Ms. Spencer attended a presentation at Schwenksville Elementary School regarding walkability at the school and speeding issues surrounding it. The Superintendent said there is a “pre-mold” mold issue at South Elementary and that there are plans to upgrade the windows, doors and roof in an attempt to stave off further mold. She also noted that South Elementary is maxed out at 550 kids. The new proposed WB development could have impact on those numbers.

CTMA and Public Works: Mr. Mann said they authorized a tapping fee study for water. Public Works authorized tapping fee study for water and sewer. The committee discussed options for the salt storage property purchase. The solicitor recorded the deed for Water Works Park. Approved low bid for replacement of roof on the Public Works building. CTMA - confirmed the roof bid and I&I project.

Parks: Ms. Stagliano said there was nothing to report about Parks. She did attend a regional sewer authority meeting and they have a conditional use hearing in Lower Providence Township. She said they will have permits by December. Mr. Mann asked what has been done with the millions of dollars being invested. Ms. Stagliano said that the funds are invested and constantly moving around for the best return. Mr. Mann said Stu Strauss accused our sewer authority of losing money over 6 months per Nevin Scholl. Ms. Stagliano said that is

simply not true. She stated that every month they show Mr. Strauss an accounting of what was done. Mike McCann does a great job investing our money.

Ms. Spencer asked if this information is available to avoid people spreading rumors. Ms. Stagliano said that really no one is interested, but if they are it is available. Mr. Mayor asked if there are year-end reports for review. Ms. Spencer told Mr. Mann to ask Mr. Scholl to file a Freedom of Information request. Ms. Stagliano stated that the finances are run well.

Personnel: No report

Planning Commission: No report

Public Safety: Mr. McKnight said they did meet this month. They discussed some financial issues. He plans to meet with Mr. Thompson this month.

Streets, Roads & Lighting: Mr. Mann said the he and Mr. Leh met to discuss street projects for next year. Mr. Braun asked which streets? Mr. Leh said Locust St, E. 3rd Ave. and E. 5th Ave.

ADMINISTRATIVE REPORTS:

Engineer: Mr. Leh said the Collegeville Walk townhomes are recently completed and they are working on a punch list for the builder. There has been a revised Land Development Plan regarding Royal Farms in an effort by the engineers to alleviate some technical issues.

Solicitor: Mr. Kilkenny said it has been a quiet month. He has spoken with Mr. Thompson regarding some administrative matters and worked on the Volunteer Fireman Tax Credit Ordinance.

Manager/Zoning Officer: Mr. Thompson stated that we received a CEDG grant in the amount of \$55K for handicap accessible ramps at the park. We did not get the one for the sidewalk on 3rd Ave. We will reapply for that next spring. We replaced the rear door of the Police Department and the front door of Borough Hall to make the threshold ADA compliant. Ms. Tulio asked if we were told why did not get the grant. Mr. Thompson said we did not and explained that there is a lot of competition for these funds.

Police: Chief Bucher submitted his report. He addressed that Bruce Penuel is retiring at the end of this year which leaves a vacancy that he would like to fill now. There was a testing process that started in May through the Montgomery County Consortium of Communities. There were 119 applicants for our position. It was whittled down to 3 candidates. The Chief interviewed those 3 and has made his decision. Once he gets approval from Council, he can extend a conditional letter of employment to this person. At that point his physical, psychological and background checks will be completed. He is asking tonight to start this process so he can be hired before Sgt. Penuel leaves. This way we have time to train him fully before he gets on the street in January. Ms. Stagliano asked the Chief if he likes this person. Chief Bucher said he likes him very much and thinks he will fit in well in our department. Ms. Spencer asked how many officers are in the Police Department. Chief said 6 officers, a detective and himself for a total of 8. She asked how many officers should be in a department. The Chief said there is a formula for the ratio of officers to residents and that we are right at the appropriate number. Ms. Tulio asked if there were any female candidates. The Chief said there were 3. Gary Sassaman asked if it was a local person. Chief Bucher said that the candidate hopes to settle here in Collegeville where his fiancé resides. **MOTION** to approve the conditional letter of employment by Ms. Stagliano, second by Mr. Braun *MOTION carries 5-0*

Collegetown Fire Company: Brian Freas read his statistics report. There were 230 man hours of service to the community. The 7th Annual 5K is this Sunday. It starts across from the Appalachian Brew Pub. The new Fire House is progressing nicely. Due to rain delays it looks like they will not be finished until the first week of December. They will take their time moving in in order to only take necessary items to the new facility. They don't expect to be fully in until Christmas.

Mayor: Mayor Wright-Riggins commended Chief Bucher on the outstanding work of the Collegetown PD. He said they have an outstanding working relationship and that it has been his pleasure to work with the Chief over the last 9 months. Chief Bucher keeps him in the loop on all matters including the hiring process for the new officer. He supports the Chief's request for the new hire.

He met with the Rotary Club and the Collegetown Ministerium. He continues to work with the Daily Bread Food Pantry and supports their "Bridges Out of Poverty" program. He encourages all to join him in his support of these organizations.

The Annual Borough Halloween Parade is Wednesday October 24th and the Council has been invited to dress and participate in the parade.

He will be out of town October 14th to the 22nd for meetings in Atlanta.

MOTION to approve the committee and administrative reports by Ms. Stagliano, second by Ms. Spencer
MOTION carries 5-0

PUBLIC DISCUSSION

Carol Ewing, 288 Lloyd Ave expressed concern regarding the recent house fire next door to her. She noticed the sign that was posted by the building inspector that no one could occupy the premises. She wanted to know how long the home would be in this state. Mr. Thompson said that it is still being investigated and that it has to go through insurance and may take a while. Chief Bucher said that the insurance company has been in touch with our detective and they are working on it. Ms. Ewing asked if Council would step in to speed up the process. Mr. Thompson noted that this fire just happened last week and to expect it to take a couple months for review and repairs. Mr. Kilkenny said they will keep an eye on the process. Mr. McKnight asked her to come back to us in a few months if things aren't moving along.

Melvin McMaster – 35 W 5th Ave- complained that the new home next to him is causing large amounts of water to run through his yard. He stated that he has not been able to use his yard all summer. He can't mow because it is so wet. He wants to know what the Borough will do for him. Mr. Leh stated that he is working with the builder's superintendent to alleviate this situation. The record rains this summer have hindered their ability to put the gutters on the home (which have now been done and should make it better) Mr. McMaster said the only thing they have done is disengage the sump pump and now it runs down 5th Ave. He does not feel this is a good solution. The Mayor interjected to apologize because he said he has spoken with Mr. Thompson regarding this issue and that there are actions being taken but that he had not relayed that back to Mr. McMaster. Mr. McKnight asked for the resident's patience because of the amount of rain that has hindered the builder's ability to do what is necessary to finish out the project. Mr. Leh said we are holding escrow and it will not be released until this issue is resolved. Mr. Thompson stated that he has spoken multiple times to Mr. Hartley of Rouse Chamberlin and that he is aware of the issue and has every intention to making right. They want to be good neighbors in the community. Ms. Spencer asked if there was a requirement that a developer do no harm to existing homes. Mr. Kilkenny said that would be between the builder and the resident and not the Borough. Mr. Thompson restated that this is not finished yet and that the builder does intend to make it right. Mr. McMaster

asked Mr. Leh if he would consult with him before he released any escrow funds to the builder. Mr. Leh said that he would.

Matthew Evans, 43 W 5th Ave. stated that he has a garage that also has water pooling around it and he is worried about its slab. Mr. Leh restated that they are working to ensure the water is funneled properly and goes underground.

ACTION ITEMS:

Consideration of Ordinance No. 591, Approving a No Turn On Red at the First and Main Intersection. **MOTION** to approve by Ms. Stagliano, second by Ms. Spencer *MOTION carries 5-0*

OTHER BUSINESS:

Volunteer Fireman Tax Credit Ordinance: Mr. Thompson explained the Ordinance would offer volunteer firemen who live in the Borough a credit on the earned income or Real Estate tax. He stated there is a qualification criterion. He said there is a budget impact to doing this. It was discussed among Council members whether to offer the Real Estate credit or the EIT. Mr. Freas asked if there was a chance that both credits could be offered. Mr. Thompson said that would be discussed at the Budget meeting that is coming up. Mr. Freas asked that Council consider the dwindling numbers of volunteers and that this is something that could help them keep them and give incentive to others to join and to also consider what a paid fire department costs the community. Ms. Spencer told Mr. Freas how much everyone values them, but that they do not need to have the conversation prior to the budget discussion.

MEETING ADJOURNED 8:35PM

Respectfully Submitted

Geoffrey Thompson, Secretary