

COLLEGEVILLE BOROUGH
COUNCIL MEETING MINUTES
June 5, 2019 7:00PM

The meeting was called to order at 7PM by Council President Marion McKinney.

ROLL CALL: Council President Marion McKinney, Council Pro Tem Cathy Kernen, Council Member Hugh Braun, Council Member Louise Tulio, Council Member Terri Stagliano, Council Member Gary Hoffmann. Also in attendance were Solicitor Sean Kilkenny, Engineer David Leh, Police Chief Bucher, Mayor Wright-Riggins, Borough Manager Geoff Thompson, and Administrative Assistant Suzanne Robertson.

APPROVAL OF MINUTES: **MOTION** to approve the Minutes from the meeting May 1, 2019 by Ms. Kernen with a second by Mr. Braun. **MOTION** carries 6-0

COMMITTEE REPORTS:

Budget & Finance: Mr. Thompson asked for approval of the Treasure's Report and for check #s 3655-3695. **MOTION** to approve by Ms. Stagliano with a second by Mr. Braun. **MOTION** carries 6-0

Business Development: Ms. Kernen provided the BDC report:

Attending: Aidsand Wright-Riggins, Andrea Baptiste, Kathy Costello, Chris Louten, Bob Clothier, Valarie Beckius, Phil Sapovits, Deb Snowden, Cathy Kernen

Guests: Kelly Bernardyn, Marion McKinney, Steve Barth and Michelle Shire of Barth Associates

Absent: Karen McCaslin, David Hayward, Annette Parker, Vince Raffeo, Mike Koenig, Lynda Baker,

Council President Marion McKinney and Steve Barth and Michelle Shire joined the BDC from Barth Associates for our June 3 (rescheduled from April 27, Memorial Day) meeting. The majority of the meeting focused on Steve Barth's update of the work of Barth Associates to date and their ideas and advice concerning our business district. See their report in the attached separate document.

OLD BUSINESS

Approval was given for Barth Associates to be hired on a one-year contract at the May Collegeville Borough Council meeting.

The BDC survey results and presentation have been posted on the CEDC website <https://www.collegevilledevelopment.org/collegeville-borough-2019-business-survey/> and were sent to the Borough in April to post on the Borough website.

NEW BUSINESS

The BDC's recommendations for Barth Associates' Priorities in Year One have been sent to the Borough Council to be voted on at their June meeting.

The BDC has been following the work plan originally developed by the Montgomery County Planning Commission. This plan has been updated for 2019 and is attached. (**Note:** the work plan was updated before Barth Associates were hired; this plan will be amended so that Barth Associates and the BDC are working toward the same goals in 2019.

Update on Steel City Coffeehouse by Bob Clothier--Steel City is now interested in opening their and Brew Pub at 424 E. Main St., next to the Forno Antico and Sabre's Jewelry buildings. This area is already zoned Main Street Commercial, and creates a small "restaurant row" with Forno Antico and Chow Bistro. Barth Associates will be working with them on the paperwork and approvals needed to move their restaurant forward.

Update on Troubles End Brewing—Dave Bellenzeni hopes to open his Brew Pub in Collegeville Station Labor Day Weekend. He is currently installing brewing equipment in the former Appalachian Brew Pub space and obtaining his craft beer license. He is interested in partnering with other businesses, non-profits, and groups for community events and fundraisers.

Bonjung Japanese Restaurant will be introducing a line of Korean BBQs this summer through a craft beer pairing event. To see how residents liked it, they sold their BBQ at Community Day following the Memorial Day Parade.

Cathy requested BDC members' help this month to update the existing business contact list for all businesses in Collegeville Borough and to contact the owners of commercial buildings with available space for lease, and obtain comprehensive information about the space. We will also be compiling the contact information for the commercial realtors actively marketing the spaces. Kathy Costello, Valarie Beckius, Deb Snowden and Kelly Bernardyn will be assisting with this project.

This month, in conjunction with Barth Associates, the BDC will also be discussing how best to move forward concerning parking opportunities and challenges on Main Street from 4th to 5th Avenues.

TABLED UNTIL THE FALL WHEN THE URSINUS STUDENTS RETURN

Cathy to follow up with Ciro Nuzzolese, owner of Forno Antico and Ursinus on Ciro's offer to open their restaurant as a Wi-Fi café on weekday afternoons to residents and students.

ANY OTHER DISCUSSION and ADJOURN

Highlights of Anil Dahm's Presentation from the April 22 Meeting—Royersford Council President Anil Dahm, who heads up their Borough's business development effort, spoke to our committee at our April meeting. Royersford Borough is roughly the same size as Collegeville with a similar-size budget. You can read about what Royersford is doing and Anil's advice for Collegeville here: <https://www.collegevilledevelopment.org/business-development-collegeville-jean-krak-interview-copy/>

Article on how much money beer brings to Phoenixville's Economy submitted by Val Beckius <https://patch.com/pennsylvania/phoenixville/how-much-money-beer-brings-phoenixvilles-economy>

Ms. Kernen requested council to approve the list provided by Steve Barth. **MOTION** to approve by Mr. Hoffman with a second by Ms. Kernen. **MOTION** approved 6-0

Ms. Stagliano said she only received this report that day and requested that council receive information in a more advance of a meeting. Ms. Kernen explained that the meeting took place Monday night and it took a bit of time to complete the report.

Communications: No Report

Community Engagement & Service: No Report

CPVRPC: No Report

CTMA and Public Works: No Report

Parks: Ms. Stagliano noted that summer concerts start next week on June 13 with Brass Pocket. June 27 is Class of 84 and July 11 River of Dreams. The playground and Park have been mulched. She also noted how appreciative she (and the community is) of Steve Gehringer and Ursinus College for their help with the ball field dugouts!

Personnel: No Report

Planning Commission: No Report

Public Safety: No Report

Streets, Roads & Lighting: No Report

ADMINISTRATIVE REPORTS

Engineer: Mr. Leh reported that there will be a preconstruction meeting in the next couple of weeks to discuss the 2018 CDBG Project. He also reported that the contractor has completed the installation of the ADA Ramps and the new Borough Hall drive apron. Paving is anticipated to commence June 3rd.

A land development plan has been submitted for the property at 339-341 W Main St that proposes a small parking expansion at the rear of this address. The applicant has elected to revise the plan to address our comments prior to appearing before the Planning Commission.

Ms. Tulio asked if we are releasing escrow tonight for the Claymont project.

Mr. Leh said that the maintenance punch list has been approved and funds will be released.

Solicitor: Mr. Kilkenny said he has been working on an ordinance for the commercial inspections that were proposed at the last meeting as well as the ordinance for transferring water wells. He suggested an executive session regarding a real estate matter that would then allow for public comment.

Manager/Zoning Officer: Mr. Thompson advised that street sweeping will begin after the paving is completed in the next 2 weeks. He also noted that we received the 20/40 Grant for \$93K for the sidewalks on 3rd. He said that project will most likely begin next year by the time the paperwork and bids are complete.

Police: Chief Bucher said that Ursinus College graduation went well on May 18 due to the assistance of 18 Fire Police and several departments that assisted. He also attended several meetings about the bridge work.

Collegetown Fire Company: Mr. Freas said there were 27 incidents last month. The Fire Department volunteered 332 man hours. He said the new Firehouse dedication went very well last week and they are happy in their new home!

Mayor: The Mayor was honored by Ursinus College receiving the Doctor of Divinity Degree at the 2019 Commencement. This personal honor is indicative of the blossoming Town and Gown relationship here in Collegetown. The Collegetown-Trappe Parade and Memorial Day Commemoration Service sponsored by the Collegetown Economic Development Committee were both fun and emotionally moving. Council President Marion McKinney and he were proud to represent the Borough Council and Mayors past and present at the dedication ceremony of the new Collegetown Fire Station. He was pleased to have participated in the Eagle Scout Court of Honor for Sahas Kurumety of Troop 133. The mayor requested to be able to present an idea he got from the Rotary at the July meeting regarding a grant they received to develop a community project. He asked if the July meeting will be the 3rd or the 10th. Mr. Thompson said the 10th.

MOTION to approve the committee and administrative reports by Ms. Tulio with a second by Mr. Braun.
MOTION carries 6-0

PUBLIC DISCUSSION (*Items not on the agenda*)

Dean Miller 335 E. Main St.: Mr. Miller asked about the plan for repaving of 3rd Ave. Mr. Leh said they are milling and resurfacing and residents will be able to pass.

Craig Penuel 208 W 5th Ave.: Mr. Penuel asked who let the contractors leave equipment on the culvert. He said the load is too heavy and the culvert is not meant to hold such weight. Mr. Leh was unaware they were parking there and that they were supposed to stage from Locust. He will look into that.

Mr. Penuel thinks equipment should be housed at Public Works. Mr. Leh said they need to have a staging spot close to where the work is to be done.

Jim Traupman 256 E 9th Ave.: Mr. Traupman asked Ms. Stagliano if there were plans in the sewer project for any pump stations. She said that she thinks there is one. She said the gravity fed system is more preferable.

Craig Farr 163 Stine Dr.: Mr. Farr said that when he walks through his neighborhood he notices several residences that have sidewalks that are popping and crumbled that make them tripping hazards. He has to walk his dog in the street to avoid them. He wants to know what the Borough can do to address this problem. Mr. Thompson said that the Borough should be careful getting involved in sidewalk programs due costs. If the resident doesn't comply and the borough pays for getting the sidewalks fixed, the only thing we can do is place a lien on the property. If a resident doesn't sell, there is really no way to collect on that lien. Mr. Kilkenney said curbs and sidewalks are the responsibility of the homeowner. Ms. McKinney suggested that maybe sending a letter would be enough to encourage residents to fix it. The Mayor asked if we can fine them. Ms. McKinney asked Mr. Kilkenney if the ordinance can be amended to include fines. Mr. Kilkenney said that some other municipalities do that. They break the town in sectors

and send notices out to the residents giving them a reasonable amount of time to save up for the project. Ms. Stagliano said she feels uncomfortable taking this step. She is worried depending on the length of a person's property this could cost someone \$10K! That's a lot of money. Who decides which sidewalks warrant this? Ms. McKinney told a story from a while back that she was out with her daughter near CVS and they witnessed an elderly woman walking that tripped on the sidewalk and was injured. She wondered if that woman could have sued the homeowner. Mr. Kilkenny said that she could. Ms. McKinney then asked if the judge would order that the sidewalk be fixed. Mr. Kilkenny said more likely the resident's insurance company that had to pay out would require it. Ms. McKinney asked if we are considering fining residents, would we also be fining the college that also has bad sidewalks. Mr. Thompson said he thought maybe this would be a good subject for Public Safety to discuss. Mr. Farr said it is obvious in his neighborhood that the issue is the result of using salt on the concrete. It's crumbling. Ms. Kernan said that she feels it's important that all of Council supports the Manager on this and not to leave him out as the "bad guy" if we want to pursue this program. She suggested that Council needs to discuss this thoroughly. The Mayor said it's useless to have ordinances that aren't enforced. Mr. Thompson said it is not an easy task or cheap.

Mr. Farr also asked about a huge pothole at the entrance of Collegeville Crossing. He said it is a tricky spot and that the traffic lines have been obliterated. He requested PennDOT be notified. He also asked for an update on Royal Farms. Mr. Thompson said they are working with PennDOT and that they still need final approval from Council.

Josh Macel 11 Clamer Ave.: Mr. Macel asked if sidewalks are required. Mr. Macel said he would consider just removing the sidewalk if it is not required. He asked if someone walks on his sidewalk, is it not trespassing. Mr. Kilkenny said that sidewalks are a state mandated Rite-of-Way.

Robert Botti 713 Clahor Ave.: Mr. Botti noted that State College, PA has a great sidewalk program.

Ruth Mittman 362 Carmen Dr.: Ms. Mittman asked for clarification on the 3rd Ave paving project. Mr. Thompson said the grant will cover adding sidewalks to connect Chestnut St. to the Park sidewalk. Ms. Stagliano said that will also serve as traffic calming by narrowing the street.

ACTION ITEMS:

A vote was held to fill the Vice-President of Council position. Ms. Tulio made a **MOTION** to nominate Ms. Stagliano with a second by Mr. Braun. Roll call vote: Kernan – NO, Tulio – YES, Braun – YES, McKinney- YES, Hoffman – YES. **MOTION** carries 5-1.

OTHER BUSINESS :

Borough Council went into Executive Session to discuss a matter of real estate.

There was an executive session in which Council met privately to discuss a Real Estate matter. Once they returned, they voted to solicit bids for a Borough owned parcel at the corner of 8th and Chestnut St. The minimum bid to be set at \$30,000. The parcel was deeded to the Borough in the 1960's. Mr. Kilkenny explained that a developer has bought the lot that borders this Borough-owned lot. He had offered more money if the borough would allow for a 4th home to be built. This request was denied. **MOTION** to approve the publically bidding the parcel at 8th & Chestnut, the minimum bid to be set at \$30K by Ms. Stagliano with a second by Ms. Tulio. **MOTION** carries 6-0

Ms. McKinney noted the 75th Anniversary of D Day.

Mr. Thompson pointed out the paperwork set out for the public everyone regarding stormwater management and runoff. This is a public education mandate for one of our MS4 stormwater permit. He asked everyone to take one for their education.

Ms. Kernen thanked everyone that helped with the Memorial Day Parade. She said a couple thousand people came out and it was a wonderful day.

Ms. Kernen noted the Movies on the Lawn at Ursinus College start on June 28! Bring a blanket and chair. Everyone is welcome to set up at 7PM and movies start at 8:30!

Ray Korenkiewicz 43 W 9th Ave.: Mr. Korenkiewicz said that ever since the road was paved many years ago, water has been running down his neighbor's driveway and onto his patio and is washing it way. He wants to know what the Borough can do about this. Mr. Leh said that it's been 12 or 13 years since we have touched that road and he will have to look at the issue.

Penny Balzarain noted that Ms. Kernen did a fabulous job with the parade! Everyone enjoyed it 😊

MEETING ADJOURNED at 8:06 PM

Respectfully submitted,

Geoffrey Thompson, Secretary