

COLLEGEVILLE BOROUGH  
COUNCIL MEETING MINUTES  
August 7, 2019 7:00PM

CALL TO ORDER: The meeting was called to order by Council President Marion McKinney

ROLL CALL: Council President Marion McKinney, Council Member Hugh Braun, Council Member Cathy Kernen, Council Member Shannon Spencer (call in), Council Member Gary Hoffmann, Solicitor Dan Greaser, Engineer Dave Leh, Police Chief Bart Bucher, Borough Manager Geoff Thompson and Administrative Assistant Suzanne Robertson.

APPROVAL OF MINUTES: **MOTION** to approve the minutes from the meeting July 10, 2019 by Ms. Kernen with a second by Mr. Braun. **MOTION** carries 5-0

Ms. McKinney noted that there was an executive session with Council regarding a personnel matter prior to start of this meeting.

Presentation by Brad Grohl for the Land Development Plan for 339-341 E. Main Street: Mr. Grohl said he is here representing Lorenzo Tosco who owns 339-341 E. Main St. What they are asking for is approval to construct off-street parking for tenants behind the property where there currently is none. Access to this new parking area will be granted by his father, Lorenzo Tosco Sr. He asked if there were any questions. Mr. Thompson noted that the Planning Commission reviewed the plans at their July meeting and that they are recommending approval of the plan. He noted that Council has a Resolution to approve the plan contingent upon Gilmore's review letter. Mr. Braun asked if he needed to recuse himself from this vote due to his professional affiliation with Anthony Tosco. Mr. Greaser said they are different members of the family, so he sees no conflict. Dean Miller asked for the reason for the additional parking. Mr. Grohl said it is for residents so they don't have to look for parking on Main St. Mr. Miller asked how many spaces. Mr. Grohl said the plan is for five. Ms. Spencer asked if it was considered that these spots be impervious. Mr. Grohl said that because they are well under the borough requirement for impervious, that was not considered. **MOTION** to approve Resolution 2019-10 by Ms. Kernen with a second by Mr. Hoffmann. **MOTION** carries 5-0

COMMITTEE REPORTS

Budget & Finance: Mr. Thompson asked for a motion to approve check #'s 3750-3798 and the Treasurer's Report. **MOTION** to approve by Mr. Braun with a second by Ms. Kernen. **MOTION** carries 5-0

Business Development: Ms. Kernen said that they distributed a survey in March to the list of Borough residents that they had collected at the CEDC as to whether residents wanted to pursue the revitalization of Main St. She said that they now have a volunteer that is willing to knock on doors to gather more contact information so we can have a more complete distribution list. She stated that they had a guest speaker at the last BDC meeting. Mr. Roy Ott, Jr, the Planner for Phoenixville Borough, spoke about parking issues they faced in Phoenixville and their steps to alleviate the problem. She explained that while we want more businesses on our Main Street, we have a real lack of parking spots. In West Chester and Phoenixville they have a policy of shared parking. She mentioned the future of autonomous vehicles that may eliminate individual parking. She continues to work with Ursinus and Mr. Barth on Main Street.

Communications: Ms. Spencer said she has sent content to the website developer and expects the new website to be complete by the end of August.

Community Engagement & Service: no report

CPVRPC: Ms. Kernen said an interesting issue that has been shelved as of now, but may be something to worry about in the future is the new 5G towers. She said it is still being studied, but that it is projected to increase transmission speeds by a huge amount. She stated that the antennas run approximately 1000F

apart. They will mostly be on telephone poles which will not be such a problem, but the potential is there to be placed on people's front lawns with minimal control. She feels it is an issue that needs to be watched closely.

Ms. McKinney requested a pause in the Committee reports so that Mr. Mike Clement could present regarding the 8<sup>th</sup> Avenue properties.

Zoning Hearing Board Application for Mikelen, LLC: Mr. Mike Clement introduced builder Len DelGrippe and requested consideration of their Variance request. They have purchased the Brynhurst Trust properties and put a bid for the Borough owned corner property at 8<sup>th</sup> & Chestnut Streets. They are proposing to use the 4 lots to build 3 homes, approximately 2900 square feet each. Mr. Clement said this will be a great upgrade to the street as the 3 homes they will demolish are in bad shape. The homes are already connected to water and sewer, so the impact for the borough is minimal. Ms. Spencer asked if the garages will face the street. She said she has concerns because the neighborhood has mostly traditional homes, not "snout houses". She asked if it were possible to have the garages behind the house. Mr. Clement said that he wants to avoid that for 2 reasons: He wants the homes to have large back yards and also the alley that would be necessary to access the rear garages would cause too much impervious surface. Ms. Spencer asked what the setbacks are. Mr. Clement the ordinance is 40 feet and they are closer to 50 feet back from street. Mr. Hoffmann asked if there will be sidewalks. Mr. Clement said there are plans for sidewalks. They hope to make borough more walkable to Main St. Mr. Greaser said if Council is in favor of this moving forward, to please draft a letter of support for the project. He said if not, someone from council should plan to be at the Zoning Hearing Board to let them know. **MOTION** to approve the project moving forward by Ms. Kernan with a second by Mr. Braun. **MOTION** carries 4-1 (Ms. Spencer voted NO)

CTMA and Public Works: Ms. McKinney said she was not at the last meeting. Mr. Thompson noted the draft minutes from the meeting are in the Council binders.

Mr. Thompson said the design, time frame and price of the salt shed was discussed. Mike Ebersol from Barry Associates shared that the shed is designed to hold 600 tons of salt. It will have 2 bays and be 47ft X 50ft. There will be an offset canopy for vehicle storage and a concrete apron. It will have 2 basins for storm water and a 10ft cantilever roof. It will be a wood frame with metal siding and roof. The dumping height will be 24 feet. Ms. Kernan confirmed it will be an unheated open structure. She asked if there will be an easy way to load the trucks. Mr. Ebersol said that they are looking to use existing equipment and that the 24 ft. should be adequate for ease of loading. Ms. McKinney asked if one bay will be for our salt and the other for Trappe's. Mr. Ebersol said there is a plan to have a partition between the 2 bays, but that is not yet confirmed and will be based on price. The preliminary number for the entire project is \$560K.

LPVRS: Mr. Thompson reported that the work has begun on the interceptor project behind Keyser Miller Ford. They are working on clearing trees.

Parks: No report

Personnel: No report

Planning Commission: Mr. Thompson said there was no meeting in August. Royal Farms has submitted revisions. He expects they will be back in September for approvals.

Public Safety: Mr. Braun said they met last week and discussed the commercial business inspections. They also discussed the possibility of a borough phone app.

Streets, Roads & Lighting: No report

ADMINISTRATIVE REPORTS

Engineer : Mr. Leh asked for Consideration of the 2019 Road Project Invoice. He is requesting approval to pay \$134,170.70 once the maintenance bond is received. **MOTION** to approve payment by Mr. Braun with a second by Ms. Kernen. **MOTION** carries 5-0

Solicitor: Mr. Greaser said he worked on the business inspections ordinance and land development agreements.

Manager/Zoning Officer: Mr. Thompson said he has spent a lot of time meeting with Mr. Barth regarding the revitalization efforts. He noted that he was hesitant at first about this project, but that he feels Mr. Barth is already doing a great job and he is impressed with him!

Police: Chief Bucher noted the car show this weekend. The permits are in place for the road closure. He also said he has received notification that the bridge work will be completed on or before August 15.

Collegeville Fire Company: Mr. Freas said there were 39 incidents last month and 305 man hours of service to the community. He also mentioned the car show this weekend.

Trappe Ambulance: No report

Mayor: No report

**MOTION** to approve the committee reports by Mr. Hoffmann with a second by Ms. Kernen.  
**MOTION** carries 5-0

PUBLIC DISCUSSION (*Items not on the agenda*)

Bill McMaster 35 W 5<sup>th</sup> Ave: Mr. McMaster stated that his water situation is still going on. He has met with reps from Rouse Chamberlin, the borough manager and engineer and has not gotten anywhere. He said the flooding is still happening. He said there is a sump pump buried underground that is now discharging onto his property adding to the rain water. Mr. Thompson said that on several occasions after heavy rains he and Mr. Leh have gone there to look at the source of the water, and can still not ascertain how the water situation has gotten worse since the new homes have come in. It looks like the water is originating from the church. Mr. McMaster disagreed. He feels that the builder has made trenches that dump into his yard. Mr. Thompson assured Mr. McMaster that they have not forgotten him. They are working to find a solution. Mrs. McMaster said she doesn't understand why they can't see from the videos they have shown them. Mr. Leh said that he can see the water, but that the videos from the McMasters do not show the source. Mr. Leh said that he could ask the builder to disconnect the underground sump pump if they think that will make anything better. Mr. McMaster said he believes there was a perk test done and it failed. His contractor that looked at it told them that the system is undersized for the situation. Mr. McMaster said the Rouse Chamberlin just keeps telling him that the plan was approved by the borough. He stated he thinks the borough is not doing anything. Mr. Leh said he would need to see a builder mistake in order to go to them. Mr. Leh said he will continue to look into this.

Norman Hunsberger 193 Park Ave: Mr. Hunsberger asked council to consider making an ordinance that prohibits people discharging grass into the street and leaving it there when cutting their lawns. He thinks it is unsightly and dangerous for the storm drains. Mr. Hoffmann said the clippings in the street are a danger to motorcycles. Ms. McKinney said council will consider this. She agrees it doesn't look nice. Mr. Hunsberger also said he feels the political signs in front of the WW1 memorial are disrespectful. He also noted the fungus and mold on the rock in front of the monument. He offered to clean the rock. Mr. Thompson said that is private property owned by Dr. McSurdy and that he is welcome to ask the Doctor if he could clean up the monument.

Brian Freas 136 Claymont Dr.: Mr. Freas asked if there is an ordinance regarding outbuildings and sheds. Mr. Thompson said he is unaware if there is such an ordinance, but that he will check. Mr. Thompson said he thinks this sort of thing will fall under the new IBC building codes for property maintenance.

Penny Balzereit 232 Freeland Dr.: I would like to respond to the statement made by Jon Doman at last month's meeting. Jon stated that Steel City Coffee House in Phoenixville received health code violations. He further implied that Collegeville residents must be wary of which new businesses should be allowed to open and operate in Collegeville. Unfortunately, Jon failed to provide specific details of Steel City's infractions, and instead, referred us to the Internet to see for ourselves. Well, I did as Jon suggested. Here is what I learned: First, let me share the descriptions of 3 "violations" that Steel City received—as cited in a June, 2019 inspection:

- “Absorbent cloth stored on shelf in upstairs reach in beverage cooler in kitchen”
- “Basement food prep sink filled with a crate”
- “Debris observed on bottom right side shelf in basement cooler”

No one would consider any of these minor infractions a serious “health issue”. In fact, I would suggest that most of our own home kitchens have far more serious food safety issues than Steel City. Keep in mind that Steel City is largely a music venue, not a “dining establishment”. Now let's compare Steel City's infractions with 26 eating establishments operating right now in Collegeville: According to the Montgomery county Food Inspection website the following businesses have also had code violations: Forno Antico, DaVinci's, Chow Bistro, Tortugas, My Friend's Tavern, Rocco's and Pizza Stop. Every single one. In fact, Collegeville Diner had 17 violations after a single inspection.

After reviewing all the facts, any reasonable person would conclude that a few insignificant code violations are not a reason to be wary of a new Steel City especially when most existing Collegeville dining establishments have also received them. Further, I believe the statements made at last month's meeting are an attempt to sow needless alarm and exaggerate fears about the opening of a new Steel City coffee house on Main Street in Collegeville. Let's stick with the facts. The facts clearly show that the new Steel City location is NOT a health threat. Thank you.

OTHER BUSINESS: Ms. Kernan said the next movie on the lawn at Ursinus College is planned for August 16 at 7PM. It will be How to Train Your Dragon 3. The Colossal Yard Sale will be Sept 7 at Water Works Park. Ms. McKinney asked that the “Other Business” section be removed and this information be given with the Community Engagement and Service report. Mr. Hoffmann suggested we have a sheet with a calendar of events to hand out at the meetings. Ms. Kernan said she would put the information together for a hand out.

MEETING ADJOURNED 8:10PM

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Respectfully Submitted,  
Geoffrey Thompson, Secretary

