

COLLEGEVILLE BOROUGH  
COUNCIL MEETING MINUTES  
November 6, 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 Louise Tulio, Council Member Hugh Braun, Council Member Shannon Spencer, Council Member Gary Hoffmann

Other Present: Mayor Aidsand Wright-Riggins, Solicitor Sean Kilkenny, Police Chief Bart Bucher, Engineer Dave Leh, Borough Manager Geoff Thompson and Administrative Assistant Suzanne Robertson.

WB HOMES PRESENTATION: Chris Canavan introduced himself and stated that WB Homes is now the equitable owner of the Rees property at 3<sup>rd</sup> & Chestnut Streets. He introduced Justin Strayhorn and explained his proposal for a development of 40 townhomes at this site. He is proposing rear loading 2 car garages accessed by alleys behind the units. He plans to widen Chestnut Street to allow for more parking. The units will be 20 feet wide and 40 feet deep. They will be 1800-2000 square feet, 3 bedrooms with 2 baths similar to the Brynwood Development on River Rd in Lower Providence. He stated that this type of housing will bring shoppers and buyers to our Main Street. He is requesting a zoning change or an overlay zoning district to allow for this type of housing at that location which is currently zoned as manufacturing & industrial. If approved, would allow for residential units. He is requesting approval from Council before he moves forward with the proposed plan. Mr. Hoffman asked how many additional parking spots will there be with the widening of Chestnut. Mr. Canavan said that each unit will have 4 designated spots and they will add 10 more along Chestnut with an additional 7 on Walnut St. Mr. Canavan said Walnut will remain a one way street. The alley will be 20 feet wide and plenty wide for emergency vehicles. Mr. Kilkenny said he is familiar with a similar development this builder did in Lansdale and noted that it is a very well thought out project and attractive. Ms. Tulio asked if it could be considered that there be less units (than 40) due to the lack of parking. Mr. Canavan said 40 is the plan, but that once the process is started he would be willing to discuss alternatives. He stated that these homes will be in the \$385K-\$395K price range, so will bring great value to the Borough. Ms. Tulio said she would like to hear the opinion of current residents along Chestnut to see how they feel about having these new homes on their street. Mr. Canavan said they will reach out to residents at the next step of development and that there would be a traffic study as part of the plan as well. Ms. Kernen said she would like to see a designated area for a tot lot in the plan. Mr. Canavan said he would be willing to put some resources to make upgrades to our existing Collegeville Park. Ms. Kernen asked if we change the zoning for this project, would that affect the mandates for enough industrial in the borough. Mr. Thompson said he thought that we have plenty of industrial sites, but that we would be sure before allowing the change of use. Chief Bucher asked about storm water. Mr. Canavan said that right now the site is 100% impervious, so whatever they do will be an improvement. Gary Sassaman advised that the site is sitting on several springs and that water is an issue. Mr. Canavan said this is a long process with many studies to be done. He is here requesting Council approve him moving forward with the process. **MOTION** to approve allowing WB Homes to move forward with the Rees project by Ms. Spencer with a second by Ms. McKinney. **MOTION carries 6-0**

Consideration of the Ursinus College Land Development Waiver Request: Robert Brant, representing Ursinus College, reviewed the proposed driveway enhancement project for the driveway adjacent to the new Student Commons building. The project is to replace and widen the driveway with pervious pavers and to add parking spaces. Mr. Brant explained that Ursinus is requesting a Waiver of Land Development from Borough Council. Solicitor Kilkenny explained that his office has prepared an Resolution approving the requested Waiver and that Ursinus will pay for all Borough professional review costs. Mr. Brant indicated that Ursinus approves of the conditions of the Resolution. **MOTION** to approve the Ursinus

Waiver Request by Ms. Kernan with a second by Mr. Braun. **MOTION carries 4-0** (Ms. Spencer and Ms. McKinney abstained due to association with Ursinus College)

APPROVAL OF MINUTES: **MOTION** to approve the minutes from the October 2, 2019 Council Meeting by Ms. Tulio with a second by Mr. Braun. **MOTION carries 6-0**

### COMMITTEE REPORTS

Budget & Finance: Mr. Thompson requested approval for check numbers 3902-3954 and the Treasurer's report. **MOTION** to approve by Mr. Braun with a second by Ms. Spencer. **MOTION carries 6-0**

Business Development: Ms. Kernan said the BDC has changed direction. She said it makes economic sense if the committee works with Ursinus College on ALL of their properties at the same time rather than one at a time. She is requesting \$13K in the 2020 budget for the borough to hire the Montgomery County Planning Commission to develop a Main Street plan. She also stated that Steel City is moving ahead in building a bigger brewing facility. They plan to have a tasting room and brewery to sell product; the restaurant will come later. Ms. Kernan said they received \$10K of free marketing data from The Montgomery County Planning Commission, which shows the unmet shopping needs in Collegeville. She noted that thanks to Mr. Botti, we have found a Collegeville Design Guidelines document, which catalogues the styles of our Main Street buildings which will help us keep the look and feel of our town. Ms. Kernan provided a photo rendering of what the updated McDonald's will look like when completed. The playground is no longer part of the plan, but there will be outside seating. Mr. Hoffmann asked if Mr. Barth has opinions on the townhomes. Ms. Kernan said she has made a note to discuss the project with him. Mr. Thompson said that Mr. Barth is aware of the project.

Communications: Ms. Spencer said the slogan contest is complete. She noted that the top 2 were:

- 1) Probably the best little borough in the world received 3 votes
- 2) A great place to come home to received 2 votes

The mayor asked that council please keep in mind the art that will go along with the slogan. He also noted that he was never familiar with the term "borough" before living here. Ms. Spencer asked for a vote. Ms. Kernan, Mr. Braun and Ms. Spencer voted for #1. Ms. McKinney, Ms. Tulio and Mr. Hoffman voted for #2. The mayor broke the tie with his vote for #2.

Ms. Spencer did a presentation showing the new website. Ms. Kernan asked when the new site will go live. Mr. Thompson said there is a slight delay having to do with the ".gov" but expects it to be soon. **MOTION** to approve the website by Ms. Kernan with a second by Mr. Hoffmann. **MOTION carries 6-0**

CPVRPC: Ms. Kernan said they are working on an interactive map that will cover all areas along the creek that will attract visitors to our restaurants and shops. It will show our new boat landing and all sites of interest, including historic buildings.

CTMA: Ms. McKinney said they discussed the new salt shed at the meeting. The lowest bid came in at \$517K and the highest was over \$900K. She said the project needs to move forward-it's a necessity but that she was surprised with the high numbers. It is proposed that the Sewer Authority will loan the boroughs the money for the shed. Mr. Tweedie said he recalls seeing plans for it and thinks that maybe the structure doesn't need to be so high for dumping. He feels that if it saves several hundred thousand dollars pushing the salt in, maybe that needs to be considered. He also wanted to know why we only get one bid for salting and plowing. Mr. Thompson explained that contractor has to meet certain criteria in order to do the work and that there are not many that have the trucks we need. Ms. McKinney said that she feels residents should come to CTMA meetings. Mr. Doman asked that these CTMA meetings be advertised so he will know when they are. Ms. Spencer said she will add them to the newsletter.

LPVRS: No report

Parks: No report

Personnel: No report

Planning Commission: Mr. Thompson said they met last month regarding the Ursinus waiver request and that they will meet December 19<sup>th</sup> regarding the land development for the new homes on 8<sup>th</sup> Ave.

Public Safety: No report

Streets, Roads & Lighting: No report

### ADMINISTRATIVE REPORTS

Engineer: Mr. Leh reported that the construction on the 2018 Community Development Block Grant project has been completed. They have received a payment request from the contractor, and he is asking approval for this payment once they receive the maintenance bond. **MOTION** to approve payment by Ms. Spencer with a second by Mr. Braun. **MOTION carries 6-0**

Mr. Leh stated that the initial survey for the Third Ave 2020 sidewalk Grant Project is complete and they will be proceeding with the design.

Solicitor: Mr. Kilkenny said his firm drafted land development resolutions for Royal Farms, worked on storm water agreements, the "Snout House" ordinance and worked on the warrantless arrest resolution.

Manager/Zoning Officer: Mr. Thompson noted that leaf collection will be on November 23.

Police: Chief Bucher asked for a motion to approve Res. No. 2019-16, Creating Guidelines for Police Officers to Make Warrantless Arrests. The authority to make these type of arrests was removed from the PA Borough Code during the last revision so now the elected body has to authorize such arrests. **MOTION** to approve by Ms. Tulio with a second by Ms. McKinney. **MOTION carries 6-0**

Chief Bucher noted that Drug Take Back Day in October was again a success. They collected 48 lbs. of drugs. He thanked the Fire Company for their help at the Halloween Parade.

Collegeville Fire Company: Mr. Freas reported there were 27 incidents in October. 7 in the Borough, 4 in Lower Providence, 1 in Perkiomen Township, 4 in Trappe and 11 in Upper Providence. He said the response time was under 5 minutes to the station and average time to the scene was 10 minutes. There were 150 man hours of service to the borough.

Trappe Ambulance: No report

Mayor: The Mayor reported that he engaged in the following events in October:

- Participated in the Perkiomen Valley School District "Martin Luther King Day of Service"
- Performed in Doug Henderson's Music for 150 Carpenters in celebration of Ursinus College's 150<sup>th</sup> Anniversary
- Spoke on the issue of "Race and Racism in Higher Education" for a community event at Ursinus College, sponsored by the History Department.
- Participated in the Rotary Halloween Parade playing the role of Jolly Old Saint Nick
- Interviewed by South Elementary school student on my role as Mayor of Collegeville

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**MOTION** to approve the committee and administrative reports by Ms. Spencer with as second by Ms. Kernen. **MOTION carries 6-0**

PUBLIC DISCUSSION (Items not on the agenda)

Robert Botti 713 Clahor Ave: Mr. Botti asked about the Planning Commission meeting regarding the snout house and the political sign discussion. Mr. Thompson said they were discussed, but no action was taken.

Linda Korenkiewicz 43 W 9th Ave.: Ms. Korenkiewicz asked for an explanation of a snout house. Ms. Spencer responded that it is when the garage protrudes from the house. She said it makes the residence seem more car friendly than pedestrian friendly.

Craig Farr 163 Stine Dr.: Mr. Farr said this is a repeat request from back in April regarding a pothole located at Freeland Dr. & Route 29. He said that was repaired, but he wants the lines redrawn in the road and for the crosswalk. He wanted to know if this is a request for PennDOT and asked Council to do so. He also asked about the intersection of 5<sup>th</sup> & Clahor. He was told by a resident while campaigning that the speed limit of 25 is not respected. He asked if it was possible to paint the road with 25 MPH boldly. He thinks it might help slow things down. Chief Bucher said that it could not hurt. Mr. Leh said they did it in Schwenksville and that it cost about \$1000. Mr. Hoffman added that he sees that the blinker does work. Chief Bucher said he will look into getting another blinker to move around the borough.

John Costello E 3<sup>rd</sup> Ave.: Mr. Costello thinks painting the speed limit in the road may be a powerful visual key to slowing traffic down.

ACTION ITEMS

Consideration of Resolution No. 2019-17 Supporting Ursinus Colleges Multi-Model Grant Application: Mr. Thompson explained that the grant application is mainly for sidewalk replacement along Main St. and some trail connections. **MOTION** by Ms. Tulio with a second by Ms. Kernen. **MOTION carries 4-0** (Ms. Spencer and Ms. McKinney abstained due to association with Ursinus College)

Consideration of the 2020 Preliminary Budget: Mr. Thompson reviewed the proposed Preliminary Budget and the reasons for the .30 mil property tax increase. **MOTION** to advertise the availability of the 2020 Preliminary Budget by Ms. Spencer with as second by Ms. Kernen. **MOTION carries 6-0**

Consideration of Advertising Ordinance 2019-598, Real Estate Tax Millage for 2020: Mr. Thompson explained that a millage rate increase is required to be done by an ordinance. **MOTION** to approve advertising Ordinance 2019-58 by Mr. Hoffmann with a second by Ms. Spencer. **MOTION carries 4-0** (Ms. Tulio and Mr. Braun voted against)

Consideration of the Snow Plowing and Salting Bids: Mr. Thompson explained that one bid was received from MAK Services. **MOTION** to approve the Snow Plowing and Salting Bids by Ms. Kernen with a second by Mr. Braun. Mr. Hoffmann expressed concerns with the way the contractor plows the roads. He said that the handicap corner sidewalk ramps are always piled high. Mr. Farr commented that he has noticed this in his neighborhood as well and feels it makes it dangerous for anyone in a wheelchair as well as school kids getting to the bus stop. Mr. Thompson said he is aware this is an issue, but that it is the proper way to plow corners. There has to be somewhere to leave the snow and the corners are the most plausible place in order to clear the streets. Mr. Hoffmann said that this way is a hardship for the homeowner who is then responsible to clear it. He said at times it is several feet of snow. Mr. Thompson

said that if we are going to require the plow company to push the snow to another location, it will take much longer and the cost to the borough will increase significantly. Ms. Kernen suggested that a discussion should happen between Mr. Thompson and the plow contractor to raise these concerns and look at alternatives. ***MOTION carries 6-0***

Ms. Kernen asked Mr. Thompson to ensure that all the little white lights around the lamp posts are working for the Tree Trimming scheduled for the day after Thanksgiving.

MEETING ADJOURNED 9:42 PM

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Respectfully Submitted,  
Geoffrey Thompson, Secretary