

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING  
Wednesday, October 7th, 2015

PUBLIC MEETING

PRESENT: Paul McConnell, Council President  
James Griffin, Council Vice President  
Karen Tutino, Council Member  
Anita Barton, Council Member  
Robert Stokley, Council Member  
Rosemary Northcutt, Council Member  
Robert Frost, Mayor

ALSO PRESENT: Richard J. Manfredi, Borough Manager  
Michael J. Savona, Borough Solicitor

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 8<sup>th</sup> Avenue & Fayette Street, Conshohocken, Pa. Mr. Paul McConnell, Council President, called the meeting to order at 7:08 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Mr. McConnell announced that there would be an Executive Session following the meeting to discuss personnel, legal and real estate issues. Mr. McConnell also welcomed Council Member Rosemary Northcutt once more to her new seat representing Ward 5.

**PRESENTATIONS**

There were no presentations scheduled.

**NEW BUSINESS**

**a.) Keystone Property Group Borough Hall status update, Rich Gottlieb, and consider any change orders.**

Mr. Manfredi introduced Mr. Gottlieb of Keystone Property Group to provide a status update on the Borough Hall project and Mr. Greg Kane of Keystone Property Group to address possible change orders needed. Mr. Manfredi also explained that there are change orders that are critical to project completion that are not yet before Council because they require review and pricing from TN Ward; TN Ward has advised that they would not issue any additional invoices until Keystone Property Group signs-off on previous invoices from August. Mr. Manfredi then asked Mr. Kane for an explanation as to why the August invoices have not been signed and Mr. Kane replied that that there were verifications requested on the drawings that took several weeks for TN Ward to return which caused the delay. Mr. Greg Kane then reviewed items for consideration on Change Order # 8 for the building totaling \$98,327.00. Council suggested the removal of the final item, priced at \$27,000.00, related to fencing the lower lot because it could be done at a later date.

Mr. Manfredi introduced Mr. Gottlieb and stated that Mr. Griffin requested this update for Council. Mr. Manfredi then asked him to explain the project's status. Mr. Gottlieb shared that the project has been a struggle from the start. Mr. McConnell inquired why there have been so many change orders and that

there were a number of items that should have been in the original plans and were not and Mr. Manfredi added that there were items that were missed in the original bid as well. Mr. Gottlieb replied that he and Mr. Kane were not present when the document was put out to bid to give their approval. Mr. Kane also explained that some items such as card access, security, and teledata should have been planned long before so that they would not have had to become change orders.

Mr. Savona inquired on the completion date for the project and Mr. Kane predicted it would be complete at the end of October or by the middle of November at the latest. Mr. Savona clarified that he needed to know the legal contract completion date for the project and Mr. Paul Hughes, Borough Engineer, responded that the contract date has not changed and is still July 6<sup>th</sup>. Before concluding his update, Mr. Gottlieb shared that they are working with a possible retail tenant at present and that the YMCA is still considering taking additional space on the first floor of the building.

## **MANAGER MATTERS**

Mr. Manfredi explained that the following items would be on the consent agenda: September meeting minutes, two tax-related petitions, an agreement with Delaware Valley Health Trust, a resolution for the CMAQ grant, a Department of Community and Economic Development HOME program resolution, and a Community Development Block Grant program resolution.

Mr. Manfredi also mentioned that there were two non-consent items for discussion, one from Ms. Tutino and the other related to the Equus land development. Mr. Manfredi reminded Council that, at an earlier meeting, Ms. Tutino requested that Council consider adopting an ordinance to eliminate brake retarders specifically on two streets in her Ward, Fayette Street and Elm Street, and asked Mr. Savona to explain. Mr. Savona mentioned that a draft ordinance to address Ms. Tutino's request was before Council that evening and explained that there may be limitations when attempting to enforce the ordinance because of PennDOT regulations that require brake retarders on state highways for certain classes of vehicles and both streets that Ms. Tutino had hoped to apply the ordinance to are state highways. Council also discussed locations and the benefits of erecting signage to notify drivers of the ordinance if passed. Mr. McConnell confirmed from Mr. Savona that Council could only vote to advertise the ordinance at the next meeting if they chose to move forward with the adoption process. Before moving on to the next item, Mayor Frost suggested that the draft ordinance be shared with Police Chief Orler for his input.

Next, Mr. Savona reminded Council that, when the project was approved for 400 West Elm, one of the conditions of the approval resolution was that the developer come before Council with a petition to vacate the portion of Corson Street that is presently unopened so that it can become a part of their site. He continued by stating that, if Council agrees to address the petition, the related draft ordinance would need to be advertised before a hearing on the subject could take place at the November voting meeting. Mr. McConnell inquired whether the Council was in agreement to move forward administratively and Council gave their consent.

## **COUNCIL MEMBER AND MAYOR COMMENT**

Mr. McConnell asked Council if they had any announcements. Mayor Frost shared that the Halloween Parade would take place on Halloween this year. Mr. McConnell mentioned that, before the meeting, Council discussed whether there would be specific hours for trick-or-treating and, as usual, there would be no such restrictions. Mr. Buek, Public Works Superintendent, agreed to announce details for the holiday on the signboard in front of Leeland Mansion for residents.

Mr. Stokley commented that there are a lot of streetlights that are not functioning properly around the Borough. In response, Mr. McConnell suggested that all members of Council look for similar problems in

their wards and create a list so that they could be addressed. Council agreed to compile their lists by the voting meeting and send them to Mr. Manfredi to address.

Mr. Manfredi commented that he and the Assistant to the Borough Manager, Sarah Charles, were working with DVRPC to participate in their Regional Streetlight Procurement Program to receive LED lighting in the Borough. He would provide an update as it progresses.

Mr. Griffin shared that, in Mr. McConnell's ward, a gentleman has complained about dogs doing their business near the school and the owners are not picking up after them. Mr. McConnell suggested that "curb your dog" signs be strategically placed throughout the Borough to address the matter. Mr. Manfredi requested that Council's suggestions for signage locations also be given to him at the next meeting.

#### **PUBLIC COMMENT**

Mr. Adam Moore, the owner of a boarding house located at 712 Fayette Street, commented on the Borough's rental unit fees. Mr. Moore believes that the pricing is unfair because of the generic definition used to identify a rental unit and that the Borough should consider revising its pricing model. Mr. Savona explained that the rental ordinance that governs the rental process was adopted in 2013 and that he is being billed correctly for the type of rental that he owns. Before closing the subject, Mr. Savona informed Mr. Moore that, if the Council were to revise the fee schedule for rental units, it would not be adopted until next year after the budget so Mr. Moore would need to continue to make payments as structured to comply with the current ordinance. Mr. Manfredi offered to meet with Mr. Moore outside of the work session to discuss his concern further.

Mr. Bob Moore commented that he would like to see the same type of streetlights that the Borough has placed on First, Second, and Third Avenue continued up further along Fayette. In response, Ms. Chris Stetler, Community Development and Zoning Officer, explained that those lights would be continued if funds to continue the streetscape improvements are received in the future.

Mr. John Costello of Conshohocken No. 2, commented that fire department vehicles are equipped with brake retarders so they should be considered before an ordinance is passed. Mr. McConnell replied that public safety vehicles could be exempt to such an ordinance if passed.

#### **ADJOURNMENT**

The meeting was adjourned at 8:19 PM.

Respectfully Submitted,

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Richard J. Manfredi, Secretary