

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, September 18, 2019

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President  
Jane Flanagan, Council Vice-President  
Robert Stokley, Senior Council Member  
Anita Barton, Council Member  
Tina Sokolowski, Council Member  
James Griffin, Council Member  
Karen Tutino, Council Member  
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager  
Michael E. Peters, Borough Solicitor

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Leonard, Council President, called the meeting to order at 7:00 PM.

**PRAYER FOR COUNCIL**

Ms. Flanagan read a Prayer for Council.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that an Executive Session was held immediately prior to the meeting regarding a personnel matter and a legal matter.

**PRESENTATIONS**

- a.) Presentation of Proclamations
  - a. Recognizing the 100<sup>th</sup> birthday of long-term resident
    - i. Ms. Flanagan read a proclamation recognizing the 100<sup>th</sup> birthday of Margaret Harris, a long-term resident of the Borough of Conshohocken.
  - b. Honoring an Eagle Scout recipient
    - i. Ms. Leonard read a proclamation honoring Eric Zelaya for the achievement of Eagle Scout.
  - c. Celebrating Hispanic Heritage Month
    - i. Ms. Barton read a proclamation celebrating Hispanic Heritage Month.
    - ii. Ms. Jacqueline Rocco, member of the Hispanic Heritage Association, discussed goals of the Hispanic Heritage Association, Hispanic population in the United States and the importance of celebrating Hispanic Heritage Day.

**CONSENT AGENDA**

Ms. Cecco read and reviewed the items included on the consent agenda.

- a.) Approve and adopt the August 7 and August 21 Meeting Minutes
- b.) Accept the August-ending Treasurer's Report and Accounts Payable in the amount of \$498,532.13.

Ms. Tutino made a motion to approve the consent agenda, seconded by Mr. Griffin. The motion carried 7-0.

**NEW BUSINESS**

- a.) Consider 100-102 Forrest Street Financial Security Release in the amount of \$121,392.50

Ms. Sokolowski made a motion to approve the 100-102 Financial Security Release in the amount of \$121,392.50, seconded by Mr. Griffin. The motion carried 7-0.

- b.) Consider 701 Jones Street Financial Security Release in the amount of \$17,070.00

Mr. Griffin made a motion to approve the 701 Jones Street Financial Security Release in the amount of \$17,070.00, seconded by Ms. Flanagan. The motion carried 7-0.

- c.) Consider approving a Memorandum of Understanding with the Montgomery County Department of Public Safety for emergency refueling services at large incidents

Ms. Tutino made a motion to approve a Memorandum of Understanding with the Montgomery County Department of Public Safety for emergency refueling services at large incidents, seconded by Ms. Flanagan. The motion carried 7-0.

- d.) Consider approving the scope of services and fee proposal for a survey at Aubrey Collins Park

Ms. Cecco shared that Council discussed the renovation of Aubrey Collins Park at their Capital Budget meeting in July. She explained that having the park surveyed is the next step in the planning process for the possible renovation.

**Mr. Griffin made a motion to approve the scope of services and fee proposal for a survey at Aubrey Collins Park, seconded by Ms. Sokolowski. The motion carried 7-0.**

**e.) Philadelphia Magazine Update (Council Member Flanagan)**

Ms. Flanagan shared that the Greater Conshohocken Economic Development Corporation is funding a feature on Conshohocken in the January issue of Philadelphia Magazine. Ms. Cecco read a draft of the language to be included in the feature of the magazine.

**Ms. Barton made a motion to approve the language to be included in Philadelphia Magazine through the Greater Conshohocken Economic Development Corporation project, seconded by Mr. Griffin. The motion carried 7-0.**

**UNFINISHED BUSINESS**

**a.) Consider approving the adoption of a Parental Leave Policy effective January 1, 2020**

**Ms. Tutino made a motion to adopt a Parental Leave Policy effective January 1, 2020, seconded by Ms. Sokolowski. The motion carried 7-0.**

**b.) Consider approving the Borough's 2020 Minimum Municipal Obligations (MMO) as required by Act 205**

Ms. Cecco read the Minimum Municipal Obligations for each of the Borough's three (3) pension plans.

**Ms. Barton made a motion to approve the Borough's 2020 Minimum Municipal Obligations (MMO) as required by Act 205, seconded by Mr. Stokley. The motion carried 7-0.**

**c.) Consider authorizing advertisement of Ordinance 06-2019 amending the Non-Uniformed Pension Plan**

Ms. Cecco reminded Council that the Pennsylvania Municipal Retirement System (PMRS) changed all retirement plans to a new the IRS-approved plan documents. She shared that administration reviewed the new plan documents with PMRS and legal counsel and confirmed that no changes were made to the current plan.

**Mr. Griffin made a motion to authorize advertisement of Ordinance 06-2019 amending the Non-Uniformed Pension Plan, seconded by Ms. Leonard. The motion carried 7-0.**

**d.) Update on Seven Tower Bridge Project**

**a. Discussion on Land Development Status**

**b. Review and consider approval of agreements:**

**i. Loan Documents (Note Agreement, Loan Agreement, Mortgage Agreement)**

Mr. Peters reviewed the loan agreements associated the re-issuance of a previously approved economic development loan.

1. **Mr. Stokley made a motion to approve the Seven Tower Bridge UDAG loan refinance providing for proceeds due to the Borough in the amount of \$4,153,101.04, seconded by Ms. Leonard. The motion carried 7-0.** Ms. Cecco noted that this number was subject to change based on final reimbursable legal bills.
2. **Ms. Barton made a motion to approve the Promissory Note with Seven Tower Bridge Development LLC subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Ms. Leonard. There was a roll call vote. No - Tutino, Griffin; Yes - Sokolowski, Barton, Stokley, Flanagan, Leonard. The motion carried 5-2.**
3. **Ms. Leonard made a motion to approve the Loan Agreement with Seven Tower Bridge Development LLC subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Mr. Stokley. There was a roll call vote. Yes - Tutino, Griffin, Sokolowski, Barton, Stokley, Flanagan, Leonard. The motion carried 7-0.**
4. **A motion was made to approve the Mortgage and Security Agreement with Seven Tower Bridge Development LLC subject to final review and approval by the Borough Manager and Borough Solicitor. There was a roll call vote. Yes - Tutino, Griffin, Sokolowski, Barton, Stokley, Flanagan, Leonard. The motion carried 7-0.**
5. **Ms. Leonard made a motion to authorize the Borough Manager to execute such any additional documents as necessary to effectuate the approved loan agreements, seconded by Ms. Sokolowski. The motion carried 7-0.**

**ii. Parking License Agreements (Two Tower Bridge and Seven Tower Bridge)**

Mr. Peters and Ms. Cecco reviewed the terms of the Parking License Agreements for Two Tower Bridge and Seven Tower Bridge.

1. **Ms. Sokolowski made a motion to approve the Parking License Agreement for the Two Tower Bridge Parking Garage with Two Oliver Tower Associates and Six Oliver Tower Associates subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Mr. Stokley. The motion carried 7-0.**
  2. **Ms. Barton made a motion to approve the Parking License Agreement for the Seven Tower Bridge Parking Garage with Seven Tower Bridge Development LLC subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Ms. Sokolowski. The motion carried 7-0.**
- iii. **TIF Project Agreement and Tax Agreement**
- Mr. Peters reviewed each document associated with the Tax Increment Financing District.
1. **Ms. Flanagan made a motion to approve the Project Agreement for the Seven Tower Bridge Tax Increment Financing District subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Mr. Griffin. The motion carried 7-0.**
  2. **Ms. Leonard made a motion to approve the Tax Payment Agreement for the Seven Tower Bridge Tax Increment Financing District subject to final review and approval by the Borough Manager and Borough Solicitor, seconded by Ms. Flanagan. The motion carried 7-0.**
- iv. Mr. Peters added an item to the agenda. He asked Council to consider approving a resolution approving the revised land development plans and reaffirming land development approval from 2008. **Ms. Leonard made a motion to approve Resolution 2019-21 approving the revised land development plans and reaffirming 2008 approvals for Seven Tower Bridge, seconded by Ms. Barton. The motion carried 7-0.**

#### **PUBLIC COMMENT**

Julian Miraglia, 529 Fayette Street, discussed the Conshohocken Sewer Authority. He compared fee schedules for the Sewer Authority and Aqua, and asked Council to consider selling the Sewer Authority.

Brian Pieri, resident of 226 West 9<sup>th</sup> Avenue and Borough restaurant owner, discussed the Sewer Authority's reassessment of EDU capacity for commercial properties within the Borough. He supported the idea of selling the Sewer Authority in order to fund major capital improvement projects that would benefit the entire Borough.

Jim Flanagan, owner of Flanagan's Boathouse, discussed the financial consequences associated with the recalculation of EDU capacity and asked Council to sell the Sewer Authority.

Ty Borkowski, resident of 230 West 12<sup>th</sup> Avenue and Borough developer, discussed issues with the Sewer Authority regarding easements and professional services escrow and associated fees. He asked Council to consider selling the Sewer Authority.

Frank Carlin of the Washington Fire Company thanked Council for returning the fire trucks to the fire company.

Chuck Borkowski, Borough resident and developer, discussed issues with the Sewer Authority regarding professional services escrow and the overall process for approvals and permits.

Robin Gupta, Borough resident and owner of Guppy's Good Times, voiced support of selling the Sewer Authority.

Mayor Aronson thanked Coldwell Banker, Wiggins Shredding and the Conshohocken Police Department for hosting a successful shredding event. He shared that the CPW Rotary made essential care kits for the homeless at its most recent event. He announced that informational pamphlets regarding the spotted lanternfly are available at Borough Hall and the Community Center.

Mr. Stokley discussed residents' access to Council meetings through government access television and the Borough website.

Ms. Barton shared that the Sewer Authority Board voted to freeze sewer rates for the next three (3) years.

Ms. Flanagan shared that Funfest is Saturday, September 21, 2019 and mentioned that members of the Friends of Conshohocken Parks will have a table at the event.

Mr. Griffin encouraged everyone to attend Funfest.

Ms. Tutino announced that a Parking Task Force meeting would not be held in September.

Superintendent Metz reminded motorists to drive carefully as the school year has commenced.

#### **ADJOURNMENT**

The meeting was adjourned at 8:27 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary