

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING
Wednesday, November 18th, 2015

PUBLIC MEETING

PRESENT: Paul McConnell, Council 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, 8th Avenue & Fayette Street, Conshohocken, Pa. Mr. Paul McConnell, Council President, called the meeting to order at 7:02 pm.

PRAYER FOR COUNCIL

Ms. Colleen Leonard read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. McConnell announced that the Borough Council December work session is scheduled to take place in the new Borough Hall Council Chambers located at 400 Fayette Street, Conshohocken, PA 19428. He added that the Borough would advertise the new location for the public. Mr. McConnell then asked Mr. Manfredi to review the FY 2016 Proposed Budget before the consent agenda since it was included on it for approval that evening.

Mr. Manfredi shared that the budget detailed at the work session is now in proposed final form although some changes were made since. He continued that two additional funds were added, HOME Program under Community Development/Economic Development, and the UDAG Fund repayment, which would only begin to have activity in 2017. The other additions to the budget included Council's suggested capital expenditures such as Hector Street island construction and landscaping at \$670,000, the A-Field wall replacement at \$393,000, air conditioning the Community Center at the Fellowship House gymnasium at \$115,000, and improvements to the Community Center at the Fellowship House fitness center at \$85,000; total revisions to the budget added \$1.263 million to the capital budget. The total appropriations for 2016 is \$22,573,969.00 in the proposed budget and \$33,000,387.00 is available for appropriation. Mr. Manfredi added that the general fund revenues and expenditures are close, which is why the Borough must make sound decisions about what is to be done with its reserves; the Borough will start setting aside operating reserves so that, should pension costs and other costs rise, there will be a cushion for that purpose. Before closing the proposed budget discussion, Mr. McConnell asked Mr. Manfredi if the Borough is in a healthy financial situation to his knowledge and Mr. Manfredi stated that it was. Mr. McConnell also asked Mr. Manfredi to confirm that the taxes stayed consistent with those set in 2015 and Mr. Manfredi assured him that all taxes would remain the same in 2016. With no further questions or comment from the public, Mr. McConnell moved to the next item of business and introduced

the items on the consent agenda that evening.

CONSENT AGENDA

- a.) Approve and adopt the October 7, 2015 and October 21, 2015 Borough Council Meeting Minutes.
- b.) Accept the October-ending Treasurer's Report.
- c.) Approve the FY 2016 Proposed Budget and advertise the same as duly required.
- d.) Award the Base Bid work in the amount of \$139,840.00 to Coastal Gunite Construction for the 2015 Sewer Rehabilitation Project.
- e.) Approve a proposed amendment to the 212 Wood Street land development agreement permitting Ty and Justin Borkowski of Tyson Homes to continue the land development process.
- f.) Authorize advertising the revised Administrative and Government Code.

Mr. Phipps made a motion to accept the consent agenda as read, seconded by Mr. Stokley. Mr. McConnell asked if there was any comment from Council or the public and there was none. The motion carried 6-0.

UNFINISHED BUSINESS

a.) Hearing regarding a petition to vacate a portion of Corson Street: Corson Street Acquisition.

Mr. McConnell invited Mr. Savona to summarize the item. Mr. Savona shared that, as part of the approval for the associated land development project at 400 West Elm, one of the conditions was that the applicant file a petition for the Borough to vacate a portion of Corson Street that is located within the bounds of the applicant's property. He continued that, to permit the vacation, Council would need to conduct a hearing to accept any public comment on the ordinance, if any, before Council could move to approve the ordinance if they so desired. Mr. Savona also announced that Mr. Lou Colagreco, counsel for the applicant, was present to take part in the hearing. A hearing regarding the petition to vacate a portion of Corson Street was opened at 7:12 PM and, with no comment from Council or the public, the hearing was closed at 7:14 PM.

Mr. Stokley made a motion to approve Ordinance No. 2015-02, an ordinance to vacate a portion of Corson Street, seconded by Ms. Barton. Mr. McConnell called for comment and none was given. The motion carried 6-0.

b.) Approve or reject change orders for the Borough Hall Project.

Mr. McConnell invited Mr. Manfredi to introduce the item. Mr. Manfredi stated that the three items that comprise Change Order # 9 were previously discussed at the work session; the items were to change the Council Chamber desk geometry and add drawers, to purchase cell doors, frames and hardware not specified in the project bid, and to purchase supports for the sally port roof drain with the total of all items included on Change Order # 9 priced at \$20,547.60.

Mr. Manfredi then introduced Mr. Greg Kane of Keystone Property Group who was present to answer any questions related to the change orders and explained that, one additional item was requested for Council consideration by the general contractor related to the soffit-area design. Mr. McConnell suggested addressing the original three items in Change Order # 9 separately.

Mr. Phipps made a motion to approve Change Order #9, seconded by Ms. Tutino. There was no comment from the public or Council. The motion carried 6-0.

Mr. McConnell then revisited the new change order item before Council that evening. Mr. Kane explained that the request is to address an architectural feature where steel beams that are spaced throughout the patio area are missing joints so they do not touch the ceiling portion as they were depicted in the designs for the building. Mr. Kane also noted that, on the side of the elevator on 4th street, there is a section of wall that did not depicted with finished material so it is only covered by black waterproofing material at present. The contractors explained that, if they could keep the roof as it

has been built, they would finish the portion of the wall for the Borough. Mr. Stokley stated that the cost to finish the wall could not possibly equal the cost of the mistake and requested the figures for each; in response, Mr. Manfredi clarified that Borough staff had previously requested the figures and they have not yet been supplied. Mr. McConnell inquired if this request was purely aesthetic and Mr. Kane replied that it was. Mr. McConnell also asked if this item could wait until the December work session and Mr. Savona replied that weather could start to become a problem by then and delay the project. Mr. Manfredi confirmed that TN Ward felt similarly to Mr. Savona's comment.

Mr. Stokley made a motion to complete the project as the building was originally designed, seconded by Ms. Barton. Mr. McConnell then asked if Council should act on the motion and Mr. Savona replied that it makes clear Council's intention with the building. With no further comment, the motion carried 6-0.

Mr. Kane stated that he would convey the message to the general contractor and Mr. McConnell then moved to the next item of business.

PUBLIC COMMENT

Mr. McConnell asked for public comment. Ms. Northcutt shared that walkability is an issue in the Borough. She noted that Spring Mill Avenue and Hector Street pose similar crossing issues to those previously discussed on Fayette Street and that missing crosswalks and interconnectivity are two main issues that she sees in Ward 5. Ms. Northcutt has surveyed the intersections in her Ward and Mr. McConnell suggested that the same be done for the other wards. Mr. McConnell suggested that this discussion be continued at the December work session.

Ms. Barton shared that a citizen requested that the Council ask the post office to maintain their building. Mr. McConnell also suggested this item for the December agenda.

Mayor Frost commented that the Annual Christmas Tree Lighting would take place on Friday, November 27th at the Old Borough Hall and shared details on the event.

Mr. Stokley thanked Ms. Barton for cleaning the carpets in the Council Chambers at Old Borough Hall.

Ms. Colleen Leonard asked if there would be a fee for the upcoming WinterFest event at the B Field. Mr. Kevin Tierney, a member of LoveConshy, was present to reply and stated that there is no fee to attend but there are fees to participate in some event activities such as ice-skating, which would cost \$5.00 for children and \$10.00 for adults. Ms. Tina Sokolowski asked if the fees for ice-skating that Mr. Tierney shared included the rental fee for the ice skates as well and Mr. Tierney replied that it did. Mr. Manfredi added that the WinterFest event sponsored by the business community would be a true family event with activities for all and that the goal is for this event to grow as it continues from year to year.

Ms. Northcutt announced that the Community Center at the Fellowship House Open House would be on Saturday, November 21st from 12-2 and the Senior Thanksgiving Luncheon would take place on Monday, November 23rd from 12-2.

Ms. Liliana Gravagno inquired if there were any volunteer activities for Thanksgiving Day. Mr. McConnell stated that she should contact the Community Center, the Conshohocken Plymouth Whitemarsh Rotary, and check with the faith-based community for opportunities.

ADJOURNMENT

The meeting was adjourned at 7:36 PM.

Respectfully submitted,

Richard J. Manfredi,
Borough Secretary