

January 20, 2016

The Business Meeting of Lansdale Borough Council was held on Wednesday, January 20, 2016 in the Council Chambers, 1 Vine Street, Lansdale, PA and called to order at 7:01 pm by Council President Denton Burnell.

ROLL CALL:

- (X) Councilman Angelichio
- (X) President Burnell
- (X) Councilwoman Hawkins Charlton
- (X) Councilman DiGregorio
- (X) Vice President Fuller
- (X) Councilman Hansen
- (X) Councilman Malagari
- (X) Councilman Van Dame
- (X) Councilman Work
- (X) Mayor Szekely

Borough Representatives:

Borough Manager, Jake Ziegler
Finance Director, Brian Shapiro
Asst. Borough Manager, John Ernst
Parks & Rec. Director, Carl Saldutti
Electric Superintendent, absent
Public Works, Rick DeLong
WWTP Superintendent, Dan Shinskie

Borough Solicitor, Sean Kilkenny
Borough Engineer, Owen Hines
Police Chief, Robert McDyre
Library Director, Tom Meyer
IT/GIS Coordinator, Justin Smith
Cust. Svc/Records Mgr., Pat Chapman

Residents:

Nancy Frei – Cypress Street
John Darab – Spruce Street
Steve Moyer – 9th Street
John & Robin Voltz – Lansdale School of Cosmetology
Rose Chapman – 316 W. Mt. Vernon Street
Linda Burg – Ward 3
Anne Henning Scheuring – 225 S. Line Street
Robert Willi – 711 W. Fourth Street
Lindsay Blanton – Wissahickon Watershed

Agenda Item #5 – President's Comments

President Burnell – Announced that the audio recordings of the Council meeting can be found on the Borough website for residents to listen to if they are unable to attend a meeting. An Executive Session was held on January 13, 2016 regarding a real estate matter. An Executive Session will be held immediately after the adjournment of the Library Board of Trustees meeting tonight. Action will not be taken tonight.

Agenda Item #6 – Presentation –

1. **Officer of the Year** presented by Chief Robert McDyre
 - The 2nd Annual Officer of the Year for 2015 is Pat McKernan. Officer of the Year is chosen by their peers and this year it was a landslide; everyone knows Pat from Council to the residents. Pat comes from a family of law enforcement as his grandfather, father and brother were all officers. Pat has started his career in 1970 with Whitpain Township Police Department and worked part-time at the

Montgomery County Sheriff's Department. He then served as an officer in Lower Gwynedd Police Department and came to Lansdale Police Department in 1990. Pat recently retired after twenty-five years with the LPD.

- **Pat McKernan** – Thank you to current and past Councils and most importantly to Lansdale officers. He has enjoyed being a police officer so much and this department has really helped him through some personal times. Thank you to his two daughters and his grandchildren. He shares this award with all the Lansdale officers who dedicate your lives to the safety of the Borough.
2. **Proclamations for Geoff Patton and Mark Psoras** presented by Mayor Szekely
- We wanted to thank Geoff and Mark for their years of service as photographers at The Reporter. Geoff had been there for 30 years and Mark for 15 years. On January 8th they were both laid off and now Lansdale has lost two great and talented photographers.
3. **Business of the Month – Lansdale Montessori School** presented by President Burnell
- The Lansdale Montessori School is located at 500 W. Main Street in St. John's UCC Church. Michelle and Andy Santacroce purchased the school twenty-three years ago. The age of students is two to five years old. Montessori schools were founded by Dr. Maria Montessori and her philosophy of teaching is to include all areas of education and that includes social, emotional and physical education. They are a private school with tuition but the cost is affordable. Denton and his wife Mary found this school and enrolled their daughter Clara for preschool. **Michelle Santacroce** – The school has been in St. John's UCC for the past twenty-two years. The Borough has been a wonderful place to help develop the Montessori philosophy. Students are diverse from all nationalities and they are a family. Her mother, Dot Kelly, was the first director of the school and they have an outstanding staff at the school still to this day.
4. **2040 Countywide Comprehensive Plan** presented by John Cover and Michael Narkowicz
- *The presentation shown at the meeting can be found at the end of the minutes.*
 - The Montgomery County Planning Commission (MCPC) works with thirty-two out of the sixty-two communities in the County. They assist with planning in these municipalities.
 - They are currently working with school districts on school enrollment projections.
 - MCPC is kicking off the Borough's Comprehensive Plan with a task force next month. The focus on revitalization of industrial areas to include healthy living with trails, etc.
 - The draft timeline will have the draft completed by February 2017 and then the Plan can go through the formal adoption process.
 - \$2 million has been contributed through the County for several projects in the Borough.
 - The 2040 Comprehensive Plan looks forward for the next twenty-five years in the County. It took three years to develop this Plan with three main themes: Connected Communities, Sustainable Places and Vibrant Economy. This is the official policy of the County and was adopted by the County Commissioners.
 - Projects are geared toward highways and roads as well as trails. Fifteen years ago the County had no trails and now they have eighty-five miles of trails. Flood/Stormwater management plans are critical. They also encourage that development stays true to the look of a town.

- When the recession hit, Montgomery County was not hit as hard as other counties. They are trying to steer developers to places like Lansdale instead of farmland. The Borough already has the resources needed such as sewer, water, etc. for development. We need to keep current green spaces such as Evansburg State Park and Green Lane Reservoir.
- **Councilman Hansen** – The 9th Street Station showed vision years ago and we did end up needing that crossing.

Agenda Item #7 – Petitions

None

Agenda Item #8 – Residents to be heard on any item

Ms. Frei of Cypress Street – She is speaking to Ward 1 Council members in regard to the roads in the Pennbrook neighborhood. They are in really bad shape. When a contractor does work on a road is there anything in the Code Book that states that contractors have to restore the roads when they are done their work because a lot of them don't restore it as well as they should.

Mr. Darab of Spruce Street – On Hancock Street and Broad Street there has been a trench in the road for three months.

Mr. Ziegler – That is because of the Andale Green development and they need to upgrade a sewer line to handle the additional flow of the homes being built there. They should be done soon.

Councilman Malagari – Can the contractor remove their equipment when it is not in use?

Mr. Ziegler – He will talk to the contractor about that.

Councilman DiGregorio – What is the timeline for the work to be completed?

Mr. Ziegler – They were hoping to do pipe bursting, but were unable to so they have to do traditional construction to upgrade the sewer line.

Councilman Hansen – He saw pipe lining being done is that the same thing? Will that lining cut the capacity of flow?

Mr. Ziegler – It is not the same thing and it will not interfere with the capacity.

Mr. Moyer of 9th Street – Hector Alley is atrocious. Is that a Borough road?

Mr. Ziegler – It is not a Borough owned road even though it is a named alley.

Mr. & Mrs. Voltz of 215 W. Main Street – They own the Lansdale Cosmetology School and they have about fifty students for day and evening classes. The students are having issues parking due to less space in the Madison Lot due to SEPTA construction. They attended the Parking Authority meeting last week. Did they convey that information to Council?

President Burnell – Yes they did and he hopes to bring forward a solution to Council in February.

Ms. Chapman – 316 W. Mt. Vernon Street – Parking in Doylestown is twenty-five cents per hour and we are \$1 per hour. The 300 block of Main Street is deplorable with dog droppings,

cigarette butts, etc. The tree pits should be filled in or someone is going to get hurt. She heard that Hen's Coins is leaving their location. That will be another empty store front.

President Burnell – He will work with Public Works to get that area cleaned up. Parking is not profitable.

Ms. Burg of Ward 3 – Liberty Vapor is losing business because of lack of parking. Also at 8th and Cannon Avenues there is a lot of traffic due to the 9th Street Station. Please have the police patrol that area due to the increase in traffic. Drivers coming out of that parking lot drive aggressively.

Ms. Scheuring of 225 S. Line Street – The tree pits are a problem all over town and some of the trees need to be trimmed. When she was parking along Main Street a tree branch scratched her van.

Mr. Willi of 711 W. Fourth Street – He has noticed more people driving too fast down Fourth Street and in that whole area in general. Maybe the speed limit detector can be put up around that area.

Ms. Blanton – She is there on behalf of the Wissahickon Watershed regarding a TMDL resolution she hopes the Borough will consider adopting. Seven other municipalities have done so to date. The due date is January 31 but DEP will accept a letter of intent to pass the resolution until the resolution can be passed.

Agenda Item #9 – Action Items

Councilman Van Dame presented Motion A and read as follows:

I move that Borough Council approve the Treasurer's Report for the month of December, which shows the expenditures listed on the attachment.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion B and read as follows:

I move that Borough Council approve the bills \$1,000.00 and over as per the attachment.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Van Dame presented Motion C and read as follows:

I move that Borough Council approve the following meeting minutes:

Work Session: December 2, 2015
Business Meeting: December 16, 2015

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Van Dame presented Motion D and read as follows:

I move that Borough Council authorize Payment #25 in the amount of \$36,359.27 to Gordon H. Bayer, Inc. for work completed on the municipal complex building per the recommendation Spiegle Architectural Group, Inc. This project is being funded through the 2012 General Obligation Bond.

Councilman DiGregorio – Is this the final payment? Are there outstanding punchlist items?

Mr. Ziegler – There are still some payments to reduce the retainage. There are still some remaining punchlist items, but most have been completed.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion E and read as follows:

I move that Borough Council enter into the attached agreement with F.X. Browne for administration of the curbside recycling program and to authorize the appropriate officials to execute the performance grant documents.

Motion seconded by Councilman DiGregorio and unanimously approved.

Councilman Van Dame presented Motion F and read as follows:

I move that Borough Council adopt attached Resolution 16-01 regarding the Borough of Lansdale Equal Rights and Opportunities policy.

Mr. Ziegler – This is a standard procedure to comply with State and Federal regulations.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Van Dame presented Motion G and read as follows:

I move that Borough Council adopt attached Resolution 16-02 authorizing certain Borough officials to sign checks and invest funds on behalf of the Borough of Lansdale with TD Bank.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion H and read as follows:

I move that Borough Council authorize the Borough Manager to sign the attached letter and send the signed letter to the Office of the Budget to request a one (1) year extension on the Advanced Living/North Penn Commons (formerly the PEAK Center) RACP grant.

Mr. Ziegler – The Borough was the vehicle for Advanced Living to get their grant. They need an extension and we as the Borough have to send the request to the Office of the Budget.

Councilman Angelichio – Are there any specific issues that cause the need for an extension?

Mr. Ziegler – No. It is just a very large project with four different entities working together and the contractors caused a little bit of delay.

Councilman Hansen – Initially this grant was for the PEAK Center through Rep. Godshall's office. Has anyone reached out to him about this.

Mr. Ziegler – We will.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Angelichio presented Motion I and read as follows:

I move that Borough Council adopt attached Resolution 16-03 granting preliminary and final subdivision land approval for a tract of land located at 205 West Seventh Street.

Jason Smeland architect for the project commented that this is a simple one twin building with parking in the rear. They have been to Planning Commission twice and Code Committee once. They are seeking waivers to defer some issues until a contractor is on board to build the home. They will go through all the standard storm water, new utilities, etc. processes.

Councilman DiGregorio – He is concerned that the area is not large enough. The houses will be squeezed together.

Councilman Hansen – He went to the property and it is hard to visualize how a twin home will fit there.

Mr. Smeland – District zoning C does allow this kind of project per the Borough Code. The design will be in keeping with what is in the neighborhood already. One lot is twenty-four feet and the other lot is twenty-six feet.

Ms. Hawkins-Charlton – Her lot size is twenty-five feet so that design will fit in with the Borough.

Vice President Fuller – You have not had to apply for any zoning variances?

Mr. Smeland – No, we are compliant with Borough Code.

Councilman Angelichio – Will there be sufficient parking?

Mr. Smeland – There will be two spaces per unit off the alley. They will also be providing shrubs along Maple Avenue for privacy coverage.

Mr. Richard Strahm of 600 Columbia Avenue – Anyone questioning this project would be hypocritical. This fits exactly into how the Borough looks and he urges you to vote yes for this.

Ms. Carol Zellers – does the lot size comply with what we have on the books?

Mr. Smeland – Yes, it does.

Motion seconded by Councilman Van Dame and approved 8-1 with Councilman DiGregorio voting no.

Councilman DiGregorio presented Motion J and read as follows:

I move that Borough Council adopt attached Resolution 16-04 accepting the Deed of Dedication of a portion of a Paper Street in the Williamson Square Development.

Mr. Ziegler – This project required the supply of electric and infrastructure supply to the development and the out of pocket costs to the Borough was \$52,000 in labor and \$28,000 in materials. This resolution allows the Borough to obtain the other half of the paper street to complete the parcel for the Borough. This agreement will exchange the labor cost for the paper street and WB Homes will still be responsible to pay the materials cost.

Motion seconded by Councilman Angelichio and unanimously approved.

Vice President Fuller presented Motion K and read as follows:

I move that Borough Council authorize the Borough Manager to pursue authorization from Delaware Valley Regional Planning Commission (DVRPC) to reallocate the regional trails grant obtained by the Borough through the Delaware Valley Regional Planning Commission, originally allocated for construction of a portion of the Liberty Bell Train on the Madison Lot tract, to be reallocated for construction of a portion of the Liberty Bell Trail on the Andale Green Development tract subject to the following conditions:

- 1) Andale Properties, LLC, or its designee, provides funds sufficient to cover the match required under the DVRPC regional trail grant; and,
- 2) Andale Properties, LLC agrees that the \$75,000 voluntary contribution made to the Borough under the applicable Andale Green land development approval resolution and land development agreement be reallocated for any public purpose, including traffic improvements, trail improvements and acquisition of real or personal property related thereto.

Mr. Ziegler – In the original grant application, the inclusion of the Liberty Bell Trail was part of the Madison Lot project but since the SEPTA garage started, the Madison project has been delayed. In order not to lose the grant money, we are requesting to work on the Trail through the Andale Development. This will allow the process to start by requesting DVRPC transfer the grant to a different portion of the Trail.

Councilman Angelichio – We applied for a grant for a major development in Madison now we have to shift the grant or lose it. The Equus project has stalled and he hopes this doesn't affect future grants for the Borough. We need to move the Madison project through quicker. He is not a fan of Equus and what they have done to the Borough.

Vice President Fuller – This was discussed in Parks and Rec. Committee and they want to pursue this idea to transfer to Andale.

Mr. Ziegler – This motion will allow us to open up the conversation with DVRPC on moving the funds to run the Trail through the Andale Development.

Mr. Malagari – Has anyone spoken to Jim Moulton about this?

Mr. Ziegler – We have been in discussions with him.

Ms. Chris Flyzik – Originally the PEAK Center was to go on the corner near Line Street and an over fifty-five community. She doesn't know how Ryan Homes got the project.

Mr. Willi – We need to put Equus's feet to the burner. Who is putting the fire under the Parking Authority?

Motion seconded by Councilwoman Hawkins-Charlton and unanimously approved.

Councilman Malagari presented Motion L and read as follows:

I move that Borough Council authorize Payment #12 in the amount of \$187,756.72 to Blooming Glen Contractors for work completed on the Wastewater Treatment Plant Capacity Upgrade Project per the recommendation of Hazen & Sawyer, PC., engineering consultants for this project.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Malagari presented Motion M and read as follows:

I move that Borough Council approve the Consulting Agreement with AKRF for professional services required in order to meet Pennsylvania Department of Environmental Protection's requirement for the Borough's Total Maximum Daily Load (TMDL) Strategy Report, in an amount not to exceed \$34,400, and authorize the appropriate Borough officials to execute the Agreement, subject to and conditioned on the review and approval of the Agreement by the Borough Solicitor.

Mr. Ziegler – This agreement will help the Borough gain compliance for the MS4 Program that DEP requires for the Borough.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion N and read as follows:

I move that Borough Council reappoint Tom Work to serve a four-year term on the Lansdale Parking Authority. This term is effective immediately and expires on January 31, 2020.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Van Dame presented Motion O and read as follows:

I move that Borough Council reappoint David Boland to serve a three-year term on the Lansdale Zoning Hearing Board. This term is effective immediately and expires on January 31, 2019.

Motion seconded by Councilman DiGregorio and unanimously approved.

Councilman Van Dame presented Motion P and read as follows:

I move that Borough Council reappoint Michael Sobel to serve a six-year term on the Lansdale Civil Service Commission. This term is effective immediately and expires on January 31, 2022.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion Q and read as follows:

I move that Borough Council reappoint Michael Panachyda to serve a five-year term on the Lansdale Building Code Board of Appeals. This term is effective immediately and expires on January 31, 2021.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Van Dame presented Motion R and read as follows:

I move that Borough Council reappoint Kevin Dunigan to serve a three-year term on the Lansdale Building Code Board of Appeals. This term is effective immediately and expires on January 31, 2019.

Motion seconded by Vice President Fuller and unanimously approved.

Agenda Item #10 – Information Items

Mayor's Report: Mayor Szekely

1. On December 20th he was at the Lansdale Mosque handing out comforters, gloves, socks, etc. for those in need in the community.

2. He applauds the effort of the Citizens for the Revitalization of Lansdale Facebook page. A business from Philadelphia has been in touch with him about looking for a space in Lansdale.
3. With the upcoming snow storm please look out for your neighbors especially the elderly. Also clear snow away from fire hydrants and storm drains and do not put chairs out to save parking spaces.

Solicitor's Report: Mr. Kilkenny

1. Drafted the resolution for the subdivision at 205 W. Fourth Street.
2. Attended an Executive Session regarding 311 W. Main Street on January 13th.
3. His office is working with Borough staff on a special events ordinance.
4. Worked with Borough staff on the AKRF agreement.
5. Met with Chief McDyre regarding Civil Service code changes.
6. Assisted with several general matters and land development with staff.

Borough Manager's Report: Jake Ziegler

1. Jim Hunt, former Councilman, passed away this week. He knew Jim for many years as a Council member and he was a real gentleman. He was instrumental in getting the Borough's electric supply moved from PECO to PPL which saved the Borough millions of dollars. Jim also insisted on the Borough keeping the old time street lights that are still on Main Street today.
2. Dan McCreary, an employee from the WWTP, passed away this week. Dan worked for the Borough on and off for many years. We are truly saddened by his passing.
3. Officer Tim Cornelius's father passed away this week. Mr. Cornelius was also a part-time crossing guard for the Borough during his retirement.
4. A crane had to be moved for the SEPTA garage project by AG Allebach and they wrote a letter thanking the Borough, Public Works, Electric and Police Departments for our assistance in getting the crane moved into the location needed.
5. Staff is prepared for the upcoming storm and will be working around the clock to get roads cleared as soon as possible.

Comments for the good of Council:

Councilman Hansen – Please remember to help your neighbors during the snow storm and check on the elderly.

Councilman Angelichio – Reminder not to heat your home with your stove or grill if your heating is not working. It is not safe.

Vice President Fuller – Last Tuesday we had a surprise snow and when coming home from a work event the roads were dicey until I got to the Borough. The roads were salted and it was smooth sailing home. Also, PennSuburban Chamber and Discover Lansdale are having a business card exchange here February 11th from 5:00-7:00pm.

Agenda Item #11 – Old Business

None

Agenda Item #12 New Business

Councilman DiGregorio – At the Parking Authority meeting he asked the Authority about their funds that they Borough gave to them several years ago. He thinks those funds should come back to the Borough. Can that money be brought back to the Borough? Can Sean look into this? That money was ear marked for a parking garage and SEPTA is building a garage so the Authority doesn't have to.

Mr. Kilkenny – He can ask the Authority to return the funds or the Authority can be dissolved and the Borough can take over those funds. We will have to do our due diligence.

President Burnell – It is worth the time to discuss with the Authority and we should schedule a meeting with some members of the Authority and some Council members.

Meeting adjourned at 9:43pm.