

April 20, 2016

The Business Meeting of Lansdale Borough Council was held on Wednesday, April 20, 2016 in the Council Chambers, 1 Vine Street, Lansdale, PA and called to order at 7:05 pm by Council President Denton Burnell.

ROLL CALL:

- (X) Councilman Angelichio
- (X) President Burnell
- (X) Councilwoman Hawkins Charlton
- (X) Councilman DiGregorio
- () Vice President Fuller – absent personal reasons
- (X) Councilman Hansen
- (X) Councilman Malagari
- (X) Councilman VanDame
- (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, Andy Krauss
Public Works, Rick DeLong
WWTP Superintendent, Dan Shinskie

Borough Solicitor, Sean Kilkenny
Borough Engineer, Chris Fazio
Police Chief, Robert McDyre
Library Director, Tom Meyer
IT/GIS Coordinator, Bryan Poster
Cust. Svc/Records Mgr., Pat Chapman

Residents:

Carol Zellers – 101 Elm Drive
John Darab – Spruce Street

Agenda Item #5 – President's Comments

President Burnell – An Executive Session was held earlier this evening and three motions will be presented tonight.

Agenda Item #6 – Presentation –

1. **Business of the Month** – Giuliano's Deli presented by Ray Liberto.

- The business originally started in 1957 when Mr. Giuliano (Grandpop, as many called him) started selling hoagies at the Walnut Street Bar.
- This is a family owned and run business and they make breakfast sandwiches, lunch items such as hoagies and cheesesteaks and other homemade items and now pizza. They are also a little corner store that sells basic grocery items so you can get breakfast or lunch and pick up some other grocery items you may need.
- In 1980, the family bought the old Stever's store at 429 North Chestnut Street and have been there ever since.
- They are open Monday through Friday 7:00am to 6:00pm, Saturday 7:00am to 2:00pm and closed on Sunday.
- Mr. Liberto posted on his Facebook page that Giuliano's Deli was the business of the month and within an hour; there were 193 likes and 60 comments. This

shows how great a business the Deli is and how much people love the family and the food.

- **Lou Giuliano** – In the last six years you guys have been doing a great job and doing as much as you can for businesses in Lansdale and it is really in motion. Keep doing what you are doing, we really appreciate it.

2. **Habitat for Humanity of Montgomery County** presented by Marianne Lynch, Executive Director.

- Habitat does more than just build new homes for people in need. They also rehab old or vacant homes.
- They have been established in Montgomery County for twenty-six years. They have built and rehabbed sixty properties to date.
- Currently they are working on projects in Norristown, Bridgeport and Pottstown.
- Habitat works with low income families that fall 30-60% below the median income by procuring a 0% mortgage for them to build a new home through Habitat.
- They also assist people with life skills, resumes and financial literacy with counselors trained to help their needs.
- One of their goals is neighborhood revitalization or to assist one block that needs help. This could be a good thing for Lansdale and has done great things for Norristown.
- One criteria is that there can't be too many rentals on the block or neighborhood in order to maintain a strong community environment.
- An application process is required to be deemed eligible.
- Some of the things that Habitat does to help rehab a home is a new roof, new HVAC, fix porches, etc.
- The homeowners do have to put in sweat equity hours on the projects done to their homes and they have to pay for the repairs which they can get low interest loans to help assist.
- Pro bono companies do help on these projects by providing their services for free and Habitat does hire contractors for large jobs as well.
- Applications to be a part of a Habitat project can be found on their website and they will provide the Borough with applications as well.
- Residents must have the financial ability to pay Habitat back for the work done to their home.
- They currently have twenty-five repairs in the works for next year. Their fiscal year begins in July.
- Habitat works closely with the municipality to get permits, grants, etc.
- They also sell household items such as furniture, kitchenware, etc. at a "Re-sale Store" in West Norriton. They are always looking for donations of good condition items.

Mayor Szekely – He met Marianne at the Rotary Club meeting. Residents should let us know if they see a property that may need some help.

Councilman Hansen – Can items be picked up or dropped off to the store?

Ms. Lynch – Yes. Items can be picked up five days a week, but you need to call and schedule a pick-up.

The presentation is attached to the end of the minutes.

Agenda Item #7 – Petitions

None

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

Carol Zellers of 101 Elm Drive – The Farmers' Market has a new location this year in the Hillcrest Shopping Center. The location last year in Madison Lot is now a construction site. They Market starts May 21 every Saturday from 9:00am to 1:00pm. They have twenty-six vendors returning and seven new vendors so far this season. They couldn't do this Market without support from the community, Council and Borough staff. Thank you to Chief McDyre for being the liaison between the Borough and the Market.

John Darab of Spruce Street – In the Bills over \$1,000 in the Police Service General Fund there is a charge of \$76,700 for Remington, Vernick & Beach? What is that charge for?

Mr. Shapiro – The bill was miscoded and it is really for Code Enforcement. He will make sure it is corrected next month.

Agenda Item #9 – Action Items

Councilman Work presented Motion #1 and read as follows:

I move that Borough Council promote Adrienne Gori to the rank of Sergeant in the Lansdale Police Department subject to the satisfactory completion and passage of both a psychological and medical examination.

Motion seconded by Councilman DiGregorio and unanimously approved.

Councilman Work presented Motion #2 and read as follows:

I move that Borough Council promote Alex Kromdyk to the rank of Lieutenant in the Lansdale Police Department subject to the satisfactory completion and passage of both a psychological and medical examination.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Work presented Motion #3 and read as follows:

I move that that the Lansdale Borough Civil Service Commission be activated to test for new officers.

Motion seconded by Councilman Van Dame and unanimously approved.

Councilman Van Dame presented Motion A and read as follows:

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

Motion seconded by Councilwoman Hawkins Charlton 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.

Councilman Hansen – The bills over \$1,000 should reflect an amendment to move the Remington bill from the Police Department to Code Department.

Councilman Angelichio – He noted that each department has a line item for Comcast. Are they separate accounts?

Mr. Poster – It is one account but each department pays a portion of the bill and that is why it is charged to each department.

Motion seconded by Councilwoman Hawkins Charlton 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: March 2, 2016
Business Meeting: March 16, 2016

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Van Dame presented Motion D and read as follows:

I move that Borough Council approve and authorize the Borough Council President to sign the attached quote for the purchase and installation of an upgraded phone system for the police department. This item will be funded through the Capital Reserves Fund.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Van Dame presented Motion E and read as follows:

I move that Borough Council adopt attached Resolution 16-10 amending land development approval, authorizing relocation of a trail; accepting voluntary contribution; authorizing execution of a trail easement agreement; and authorizing the execution of an amended grant agreement. This easement is subject to approval by the developer and may be amended in furtherance of the project in a form satisfactory to the Borough's Special Counsel and Borough Manager.

Councilman Angelichio – This could be a moot point if the developer does not approve the agreement.

Mr. Kilkenny – That usually doesn't happen, but they do have the right to do so. The developer and the municipality usually have a mutual understanding ahead of time before passing the resolution.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Van Dame presented Motion F and read as follows:

I move that Borough Council authorize payment to Motorola Solutions, Inc. for materials used for radio and communications equipment for the police department in the municipal complex. This item will be funded through the 2014 General Obligation Bond.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman DiGregorio presented Motion G and read as follows:

I move that Borough Council award the contract for the supply of 15,000-volt vacuum switchgear for Lion Substation to Powergrid Solutions, Inc., the lowest responsible bidder per the recommendation of Utility Engineers PC, consulting engineers for this project.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman DiGregorio presented Motion H and read as follows:

I move that Borough Council adopt Resolution 16-12 approving the sale, by electronic auction, of approximately 7,500 used electric meters through Municibid.

Motion seconded by Councilman Malagari and unanimously approved.

Councilwoman Hawkins Charlton presented Motion I and read as follows:

I move that Borough Council adopt attached Resolution 16-14 approving the Borough's application to the Department of Conservation and Natural Resources (DCNR) for the Liberty Bell Trail in the Stony Creek Park Branch.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Work presented Motion J and read as follows:

I move that Borough Council authorize the use of Memorial Park from 10:00am to 12 noon and the closing of the following streets for the annual VFW Memorial Day Parade to be held on Monday, May 30, 2016 from 8:00am to 10:00am:

Main Street from Valley Forge Road to Church Road
Cannon Avenue from Second Street to Main Street
Cannon Avenue from Derstine Avenue to Main Street

This event is subject to the Borough's receipt and approval of required Certificate of Insurance.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Work presented Motion K and read as follows:

I move that Borough Council authorize the North Penn YMCA to hold their Annual 5K Race on Saturday, June 4, 2016 from 8:30am to 10:30am through various streets in the Borough (on file at the police department) subject to the Borough's receipt and approval of required Certificate of Insurance.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Work presented Motion L and read as follows:

I move that Borough Council authorize the 7th Annual Lansdale Beer Tasting Festival on Saturday, June 25, 2016 from 12:00pm to 4:30pm to take place in the open field at the rear of the Madison Parking Lot bordering Richardson Avenue subject to the Borough's receipt and approval of the required Certificate of Insurance and the approval of the Lansdale Parking Authority for the use of the property. In addition, the organization must obtain from all vendors a Certificate of Insurance for the Borough and the organization. Said general liability insurance should contain a clause listing the Borough as additional insured in an amount approved by the Borough's insurance carrier.

Councilman Hansen – Drivers are available to help get people home if needed.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Work presented Motion M and read as follows:

I move that Borough Council authorize the closing of appropriate Borough streets (on file at the Police Department) on Saturday, September 10, 2016 from 5:00pm to 11:00pm for the 21st Annual Lansdale Bike Night with a rain date of Sunday, September 11, 2016 from 1:00pm to 6:00pm. The Blue Comets Motorcycle Club is to provide the Borough of Lansdale a Certificate of Insurance for General Liability in an amount no less than \$5 million and to include the Borough as additional insured with a minimum liability, including products liability in an amount approved by the Borough's insurance carrier. In addition, this authorization is contingent upon the Blue Comets Motorcycle Club obtaining from all vendors a Certificate of Insurance for the Borough and the Blue Comets Motorcycle Club.

Motion seconded by Councilman Van Dame and unanimously approved.

Councilman Work presented Motion N and read as follows:

I move that Borough Council authorize the closure of various borough streets in the downtown area (on file at the police department) for First Friday events hosted by Discover Lansdale the first Friday of each month beginning May 6, 2016 through November 5, 2016 from 3:00pm to 10:00pm. Additionally, authorize the use of Railroad Plaza as a staging area from 3:00pm to 10:00pm, subject to the Borough's receipt and approval of required Certificate of Insurance.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Work presented Motion O and read as follows:

I move that Borough Council support and assist as may be needed, the Lansdale Farmers' Market to be held on Saturdays from 7:30am to 2:00pm from May through November 2016 in the Hillcrest Shopping Center located at 664 E. Main Street subject to the Borough's receipt and approval of required Certificate of Insurance acceptable to the Borough Solicitor and the Borough's insurance provider.

Motion seconded by Councilman DiGregorio and unanimously approved.

Councilman Work presented Motion P and read as follows:

I move that Borough Council save the date for the Manna on Main Street Annual 5K race on Saturday, April 1, 2017. This race is being put on hold until April 1, 2017 as Manna will be moving from their current location to the North Penn Commons complex in October 2016.

Councilman Hansen – We are not adding an additional race in 2017. They are just moving their date.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Malagari presented Motion Q and read as follows:

I move that Borough Council approve Change Order #2 in the amount of \$13,525.00 (addition) for the 9th Street Station Off-Site Improvements Project per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project will be paid for with the

money received from the Lansdale Parking Authority in exchange for the 9th Street Station parking lot parcel.

Councilman Angelichio – There is very little description of what the bollards are and how many there are. Is this for materials and installation?

Mr. Ziegler – The bollards are for traffic control permanent and are temporary near Kenilworth Avenue. This prevents people from going onto private property. There are about eight or nine bollards.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Malagari presented Motion R and read as follows:

I move that Borough Council authorize Payment #3 in the amount of \$12,172.50 to Marino Corporation for work completed on the 9th Street Extension Off-Site Improvement Project per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project will be paid for with the money received from the Lansdale Parking Authority in exchange for the 9th Street Station parking lot parcel.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Malagari presented Motion S and read as follows:

I move that Borough Council adopt the attached Resolution 16-11 to assign the designation agent to act on behalf of the Borough of Lansdale for the application of Public Disaster Assistance specifically related to the blizzard of January 2016.

Councilman DiGregorio – Is this to help get money back from the blizzard?

President Burnell – Yes.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Malagari presented Motion T and read as follows:

I move that Borough Council enter into the attached agreement with the Pennsylvania Emergency Management Agency for Public Disaster Assistance Application and Agreement for Financial Assistance related to the blizzard of January 2016.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Malagari presented Motion U and read as follows:

I move that Borough Council adopt attached Ordinance 1889 requiring all persons, partnerships, businesses and corporations to obtain a permit for any construction or development; providing for the issuance of such permits; setting forth certain minimum requirements for new construction and development within areas of the Borough of Lansdale which are subject to flooding; and establishing penalties for any persons who fail or refuse to comply with the requirements or provisions of this ordinance.

Councilman Malagari – The Borough has to do this every so many years.

Mr. Kilkenny – Every municipality participates so residents can get flood insurance if they are required to do so and is updated every ten years.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Malagari presented Motion V and read as follows:

I move that Borough Council adopt attached Resolution 16-13 regarding the Montgomery County Community Development Block Grant.

Motion seconded by Councilman Angelichio and unanimously approved.

Councilman Malagari presented Motion W and read as follows:

I move that Borough Council adopt attached Resolution 16-15 authorizing the participation in the Delaware Valley Regional Planning Commission's (DVRPC) Transportation and Community Development Initiative (TCDI) grant program for the extension of the Liberty Bell Trail.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Van Dame presented Motion X and read as follows:

I move that Borough Council reappoint Michael Panachyda to serve a 4-year term on the Lansdale Planning Commission. This term is effective immediately and expires on December 31, 2015.

Councilman Van Dame – This will be Mike's second term. He is an architect by trade and also serves on the Building Code Board of Appeals.

Councilman Malagari – He is Council liaison to the Planning Commission and he sees what an asset Mike is.

Motion seconded by Councilman Malagari and unanimously approved.

Agenda Item #10 – Information Items

Mayor's Report: Mayor Szekely

1. Congratulations to Sergeant Gori and Lieutenant Kromdyk.
2. Attended the Leadership Council meeting for the North Penn Commons project. It is expected to have a ribbon cutting and unveiling this summer.
3. He attended and spoke at the opening ceremonies at the International Spring Festival (ISF). Another great event this year. Thank you to Tom Meyer and the other organizers of the event for all of their hard work
4. Thank you to Jake and President Burnell for their assistance in getting the ISF flags put up on Main Street.
5. He attended North Penn Little League opening day.
6. He gave a proclamation to Eagle Scout to Kyle Onorato. His project was at PennCrest Child Development Center.
7. Gave a video tribute to Siad Ofsmal who is being recognized by the Harleysville Encore Senior Center. He and his family are very generous to the Lansdale community and especially Manna on Main Street.
8. On Saturday, April 23 starting at 1:00pm there will be a clean-up day starting at Railroad Plaza.
9. He had a Lansdale sweatshirt made and they are now for sale. The proceeds will go to the Boys and Girls Club.

Solicitor's Report: Mr. Kilkenny

1. Drafted the Civil Service motions for tonight's meeting.
2. Continue to work on the Borough's codification of the Borough Code Book.
3. They assisted on various zoning and code questions.
4. He attended his first International Spring Festival as the Sheriff. What a great event.

Borough Manager's Report: Jake Ziegler

1. We hosted the Montgomery County Consortium meeting on Friday, April 15 in Council Chambers. We received many positive comments about the new building. Some municipalities are currently looking to building new municipal buildings.
2. With all the events coming up such as First Fridays, Lansdale Day, etc., Lansdale really is a treasure.

Comments for the good of Council:

Councilman Hansen – The Pennsylvania Senate passed a resolution to declare May 2, 2016 as Police Officer's Memorial Day in Pennsylvania.

Councilman Malagari –To the Jewish residents have a good Passover and Happy Easter to the Orthodox Christians.

Councilwoman Hawkins Charlton – On April 22 the Fairmount Fire Company is hosting a free movie night on April 22 from 7:00 to 9:00pm. Civics 101 classes start on May 3 discussing how government works, May 10 focuses on the Police Department and May 17 Judge Levine will talk about the judicial system. There are five openings left if the class if anyone is interested.

Councilman Angelichio – The International Spring Festival was so well attended; this is the first year he attended. There is such diversity in the North Penn area. Also, the five ROTC ladies who helped clean up, thank you. They moved 750 chairs and 200 tables.

Councilman DiGregorio – Best wishes to the Farmers' Market in their new location. It is a great event.

Mayor Szekely – Hometown Hero Banners can still be purchased and hung on Main Street.

Mr. Meyer – He has samples here of items he made on the library's 3D printer. He will stay after the meeting if anyone has any questions.

Agenda Item #11 – Old Business

None

Agenda Item #12 New Business

Councilman Van Dame –There was another accident at Vine and Green Streets this past weekend. He would like to see it a four-way stop again. Can the other two stop signs be added to the intersection again? He would like to add it to the Public Safety agenda.

Meeting adjourned at 8:16pm.



Working to provide all Montgomery County residents with a decent, affordable place to live.

Habitat for Humanity Overview

- ▶ Our History
 - ▶ 26 years in Montgomery County
 - ▶ Built and rehabbed 60 homes
 - ▶ Have worked and developed homes in Norristown, Pottstown, Upper Dublin Hatfield, and our newest community, Bridgeport!
 - ▶ Served more than 1400 families with four programs!



Habitat's Current Programs

- ▶ Pathway to Homeownership
 - ▶ New and rehabbed homes
- ▶ Almost Home Financial Literacy Class
- ▶ Neighborhood Revitalization
- ▶ Critical Repairs
 - ▶ Includes “A Brush with Kindness.”



Our Programs, Neighborhood Revitalization

Goals:

- ▶ Respond to community aspirations
- ▶ Empower residents to create and sustain a mixed-income neighborhood
- ▶ Enhance the quality of life
- ▶ Use an array of revitalization products, services and partnerships



Our Programs - Critical Home Repairs

- ▶ Work with families who make between 20-80% of the median county income
- ▶ Homes must be owner-occupied
- ▶ Families go through an application process that includes financial qualification, physical home assessment and a SOW.
- ▶ Focus on repairs that cost between \$5,000 and \$15,000
- ▶ Repairs are not typically emergencies, but must be critical in nature.
- ▶ Repairs focus on safety, security and access



Critical Home Repairs - Hatfield



Our Programs - Critical Home Repairs

- ▶ As with homeownership, the program is a hand-up not a hand-out.
- ▶ Owners pay for cost of repair based on a sliding scale.
- ▶ Repairs can take place in any part of the county:
 - ▶ So far, we have worked in Schwenksville, Collegeville, Lower Providence, Hatfield, Towamencin, Norristown, Elkins Park and Upper Dublin.
- ▶ Volunteers help with repairs when possible, often repairs are roofing or HVAC and this is not possible.

Critical Home Repairs - Process

- ▶ Applications can be found at habitatmontco.org or by calling 610-278-7710 x 107 or X 131. (In some areas, applications are available at the municipality offices).
- ▶ Families fill out application with issues that they determine.
- ▶ Families are then vetted for program eligibility including:
 - ▶ Financial need
 - ▶ Ability to pay
 - ▶ Proper homeownership documentation (current on mortgage and insurance)
- ▶ Physical Assessment of property is completed.
- ▶ From assessment, scope of work is defined and family signs repair agreement.
- ▶ Family sets up payment arrangements.
- ▶ Once project is approved internally and with the family, family is placed in the repair queue.
- ▶ Project is scheduled with construction and volunteers.
- ▶ Project is completed, family signs completion documentation.

Our Programs - Critical Home Repair preservation “A Brush With Kindness” (ABWK)

- ▶ ABWK is a lighter touch than Critical Repairs, focusing on the outside of the home
 - ▶ Painting
 - ▶ Light carpentry
 - ▶ Landscaping
- ▶ Is little or no cost to the homeowner because of Valspar sponsorship
- ▶ Uses large numbers of volunteers



How can your community get involved?

- ▶ Ask Habitat to share the program with:
 - ▶ Government Officials
 - ▶ Residents
- ▶ Determine the ability of the municipality to support CHRs:
 - ▶ Funding (some municipalities are able to support this work through grants to support the purchase of materials or sub-contracting)
 - ▶ Permitting
 - ▶ Volunteering
 - ▶ Code enforcement
- ▶ Work with Habitat to provide residents with applications
 - ▶ Host a Habitat Critical Repair Info Session
 - ▶ Provide info on your municipality channel or let Habitat have a few minutes of local air time
 - ▶ Provide applications at the municipal offices

Questions?

Marianne Lynch, Executive Director

mlynch@habitatmontco.org

Michelle Spada

mspada@habitatmontco.org

533 Foundry Road
West Norriton, PA 19403
610-278-7710