

July 20, 2016

The Business Meeting of Lansdale Borough Council was held on Wednesday, July 20, 2016 in the Council Chambers, 1 Vine Street, Lansdale, PA and called to order at 7:07 pm by Council President Denton Burnell.

ROLL CALL:

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

Borough Representatives:

Borough Manager, Jake Ziegler
Asst. Finance Director, Brian McGowan
Asst. Borough Manager, absent
Parks & Rec. Director, Carl Saldutti
Electric Superintendent, Andy Krauss
Public Works, absent
WWTP Superintendent, Dan Shinskie

Borough Solicitor, Melissa Murray-Rigney
Borough Engineer, absent
Sergeant Mike Trail
Library Director, absent
IT/GIS Coordinator, Bryan Poster
Cust. Svc/Records Mgr., Pat Chapman

Residents:

Vira Katolick -23 West Third Street
Rose Chapman – 316 West Mt. Vernon Street
Robert DeBellis – 19 West Third Street
Jean Fritz – 531 Pennbrook Avenue

Agenda Item #5 – President’s Comments

President Burnell – We a have a busy schedule tonight with many presentations. As we have our moment of silence please remember Angie Walsh and her family in your thoughts. She passed away last week.

Councilman Van Dame – Angie was a great friend to many in Lansdale. She was born, raised and lived here her whole life. She was a part-time employee with the Borough. She was the person you saw on Main Street watering the flowers and trees and weeding the tree pits. She also volunteered for many of special events in the Borough such as the Tree Lighting, Easter Egg Hunt, Festival of the Arts, etc. She will be dearly missed.

Agenda Item #6 – Presentation –

1. **Swearing in Ceremony** of Lieutenant Alex Kromdyk

- Lt. Kromdyk served in the military for eight years and joined the Lansdale Police Department in 1991. He served as a patrol officer, detective and officer in charge. He was promoted to Sergeant in 2000 and the promoted to Administrative Sergeant in 2009.
- He is married to his wife Marcy and has three children and five grandchildren.
- He is currently working on his Bachelor’s Degree at DeSalles University.

2. **Public Hearing** – Amendment Borough Zoning Map to add an overlay business district.

President Burnell – This hearing is just for discussion about the zoning map change, not about any particular project that could develop from this change.

Vice President Fuller made a motion to open the hearing at 7:15pm and **President Burnell** seconded the motion. The motion was unanimously approved.

The Hearing is recorded by a court reporter and minutes can be obtained by requesting them from the Assistant Borough Manager, John Ernst.

Councilman Van Dame made a motion to close the hearing at 7:45pm and **Vice President Fuller** seconded the motion. The motion was unanimously approved.

3. **Business of the Month** – Stove and Tap presented by Richard Strahm.

- Stove and Tap opened four months ago in the old Molly Maguires building at 329 W. Main Street.
- Matt Moyer and Justin Weathers are owners/partners of Stove and Tap and they have years of experience in the restaurant business with many successful restaurants.
- They provide elevated comfort food by their Executive Chef Biff Gotterer.
- Stove and Tap runs like a well-oiled machine and they serve about 700 customers per day.
- People from a 15-mile radius come to Stove and Tap because of their great food, service and atmosphere. You will see many people from Lansdale as well as unfamiliar faces of those from outside of Lansdale.
- Matt and Justin used local contractors for their remodel as well as local beer from Round Guys and Prism Breweries, Boardroom Spirits, Backyard Beans for coffee and Freddy Hill for ice cream as well as other local retailers.
- To date they employ forty-two Borough residents.
- Matt and Justin could have opened their restaurant anywhere but they chose Lansdale.

Justin Weathers – It is great to be here and a part of Lansdale. Thank you for this honor.

4. **WWTP Capacity Upgrade** by Dan Shinskie, Treatment Plant Superintendent.

- The plant was built in 1980.
- In the mid 1990's a CSO Program and a collection system were added.
- Many of the lines that were run over the last 75 years are old and can leak, which can cause overflows in the system.
- It will take many, many years to replace all the old pipes throughout the Borough so the need to upgrade the plant became imperative.
- Thank you Council for letting us do this project so we can prevent overflow in the Borough.
- The underground pipe work and holding tanks at the plant were upgraded and that is what this presentation is shows.

The PowerPoint that was shown is all pictures and can be found on the Borough's website.

President Burnell – Thank you to Dan and the staff at the plant for all the hard work that was done on this project.

Councilman Malagari – This was a great reflection to show where tax payers' money goes because a lot of our investments are underground and people can't see that.

Agenda Item #7 – Petitions

Barbara Bond of 27 West Third Street. She and her neighbors as well as some other residents submitted a petition that they oppose the proposed zoning changes affecting their community. They say "No" to the expansion of the Business Overlay District.

President Burnell – He forgot to mention that Council met in an Executive Session earlier this evening regarding a real estate matter and potential litigation. There will not be action by Council this evening.

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

Ms. Katolick of 23 West Third Street – She read the Borough's comprehensive plan and did appreciate what the plan said in regards to revitalization and new development in the Borough. She also appreciates Council listening to her and the other residents near 43 West Third Street.

Ms. Chapman of 316 W. Mt. Vernon Street – She does not live near 3rd and Walnut and she does not like the idea of a six-story apartment building in that area. Anyone who doesn't live near that area is fine with the proposed change but you don't have to look at it every day.

Mr. DeBellis of 19 West Third Street – He move here three years ago from Philadelphia to live in a suburban area and by allowing this zoning change you are changing the aesthetics of the neighborhood.

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 June, 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 Vice President Fuller 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: June 1, 2016
Business Meeting: June 15, 2016

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Van Dame presented Motion D and read as follows:

I move that Borough Council support and send a letter to Representative Brendan Boyle in Washington, DC, requesting support for the establishment of a bipartisan Municipal Finance Caucus in the United States House of Representatives, and that the Council President be authorized to sign the letter on behalf of the Borough.

Mr. Ziegler – AMP and APPA, which we are member of, developed this Caucus to keep municipal bonds tax exempt to assist municipalities for infrastructure improvements and large expenditures.

Councilman Hansen – Congressman Boyle has been to Lansdale many times and he has expressed how much he likes the Borough and what we do here.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Van Dame presented Motion E and read as follows:

I move that Borough Council adopt attached Resolution 16-21 approving the sale, by electronic auction, of various items of Borough personal property.

Councilman DiGregorio – So we do not have to advertise in the paper anymore since these items will be available electronically, something like Craigslist?

President Burnell – No, we are using Municibid which is an auction site for municipalities. We have used this method before.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman DiGregorio presented Motion E and read as follows:

I move that Borough Council adopt attached Ordinance 1890 amending the Lansdale Borough Zoning Map to provide that certain properties shall be subject to the Downtown Business Overlay District.

Councilman Malagari – In committee did this pass unanimously?

Councilman Hansen – No, it was 2-1.

A resident shouted out that the vote was 3-0.

Councilman Hansen – This change troubles him greatly. He does not want to see our neighborhoods change like this. He can't support this zoning change.

Councilman Van Dame – He supports this opportunity for the Borough. We are voting for an opportunity in your neighborhood. He has a six-story apartment building across the street from his home. This area is close to the downtown and near transit that is why this change could be a good thing.

Vice President Fuller – She is struggling with this one. She lives just a few blocks from this area. Just because the zoning map changes does not mean that a certain project is guaranteed to be built in that area.

Councilman Van Dame – If we don't make a change we could have the same kind of establishment in that location like what was there before and there were many problems with that bar.

President Burnell – Everyone is fixated on the proposed apartment complex and he himself is not sure about that project. Redevelopment doesn't have to be what was proposed, it could be something else like a restaurant or a retail store. He encourages the residents of that area to keep coming to the meetings and expressing their thoughts. Don't give up if the map change is approved.

Councilman Hansen – He has voted in the past for other projects such as the Turbo Lofts, Silk Factory, Andale Green, Cannon Square, Williamson Square, etc. He just isn't on board with this one.

Councilman Malagari – This is a tough decision to make. Changing the zoning does allow for anything to go there. If we leave it as it is there is nothing that can be done for that parcel.

Ms. Murray-Rigney – Just because an overlay district has been added does not mean anything can go in there. There could be several additional uses for that area such as a park or playground. This just puts additional conditions on top of the existing ones.

Councilwoman Hawkins Charlton – My house is in a Residential B area and I didn't know this when I purchased by home fourteen years ago. There are duplexes everywhere and she wishes her son had more kids to play with. We are just adding more rights to that area and not trying to distract from your house.

Ms. Murray-Rigney – She heard that there was a desire to have just a particular parcel have the overlay district change. There are three things that can happen tonight: you can approve the ordinance as it is, you can deny the ordinance or you can table it. If you table it then you would have to have another motion to make a change to the motion to include only a specific parcel.

Councilman Van Dame – If you only include a particular parcel you are taking away a benefit to the whole neighborhood and only benefiting a specific property.

President Burnell – He doesn't like the idea of including only one property and wouldn't agree to that.

Councilman DiGregorio – If this motion fails then the developer would have to go to the Zoning Hearing Board for relief.

President Burnell – He would have to go through many things to get approved for that project.

Ms. Fritz of 531 Pennbrook Avenue – Could the public vote on this instead of just Council? Could it be added to the November ballot?

President Burnell – This is not a referendum item so it could not go on the ballot.

Roll Call Vote:

Vice President Fuller – yes

Councilman Malagari – yes

Councilman Van Dame – yes

Councilman Work – absent

Councilman DiGregorio – no

Councilman Hansen – no

Councilman Angelichio – absent

President Burnell – yes

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Councilwoman Hawkins Charlton - yes

Motion seconded by Councilman Van Dame and approved 5-2.

Councilman DiGregorio presented Motion G and read as follows:

I move that Borough Council authorize Utility Engineers, PC to prepare and advertise bid specifications for the supply and delivery of breakers and regulators for the Main Substation.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman DiGregorio presented Motion H and read as follows:

I move that Borough Council adopt attached Resolution 16-22 authorizing the Council President to execute and the Borough Manager to attest a grant/reimbursement agreement between the Borough and PennDOT for a Green-Light-Go Program grant for traffic signal modernization.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Vice President Fuller presented Motion I and read as follows:

I move that Borough Council authorize the use of Memorial Park on Saturday, August 27, 2017 from 5:00am to 6:00pm for the 28th Annual Lansdale Festival of the Arts Program sponsored by the Lansdale Department of Parks and Recreation and the Lansdale Festival of the Arts Committee. In the event of inclement weather, the Festival will be held at Penndale Middle School.

Motion seconded by Councilman Van Dame and unanimously approved.

Vice President Fuller presented Motion J and read as follows:

I move that Borough Council adopt attached Res.16-23 authorizing a public fireworks display and further authorizing the use of Memorial Park as a staging area for a public fireworks display for the Borough of Lansdale's Founders Day celebration August 27, 2016.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Hansen presented Motion K and read as follows:

I move that Borough Council authorize the closure of various borough streets (on file at the police department) for the Borough of Lansdale's Founders Day event on Saturday, August 27, 2016. Additionally, authorize the closure of the following streets: S. Line Street between E. Main Street and Penn Street; Penn Street between S. Line Street and Church Road; Park Avenue between E. Main Street and Penn Street from 8:00pm until the conclusion of the fireworks display. In addition, if there is inclement weather in the days preceding the Festival of the Arts in Memorial Park and the grounds in the park are deemed unusable Park Drive from E. Main Street to Penn Street will be closed so the festival can operate along/on Park Drive during festival hours.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Hansen presented Motion L and read as follows:

I move that Borough Council authorize the closure of Green Street from West Main Street to Vine Street on Saturday, August 27, 2016 for the Lansdale Library Beer Garden fundraising event.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Malagari presented Motion M and read as follows:

I move that Borough Council award the contract for the rental of milling and paving equipment with operators, non-prevailing wage option, to P.K. Moyer & Sons, Inc. the lowest responsible bidder. Contract is to be for maintenance work only with the value of work to be under \$100,000.00.

Councilman Van Dame – Have the locations of where the paving will take place been identified?

Mr. Ziegler – We haven't decided on specific locations yet, but we are thinking in the area around Cherry Street and Hancock Road as well as some other areas.

Councilman DiGregorio – We are not repairing where the sewer line was added on Hancock Road?

Mr. Ziegler – No.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Malagari presented Motion N and read as follows:

I move that Borough Council authorize Payment #16 (final) in the amount of \$212,252.09 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. This project was funded through the 2014 General Obligation Bond.

Motion seconded by Vice President Fuller and unanimously approved.

Item #10 – Information Items

Mayor's Report: Mayor Szekely

1. He was present for the opening of Lansdale's Beer Garden.
2. He swore in Ross Ransom the Borough's newest code official.
3. He read on Facebook recently that a resident posted that she was having a difficult time choosing where to eat on Friday night because there are so many places to choose in town.

Solicitor's Report: Ms. Murray-Rigney

1. Their firm assisted with several Right to Know requests.
2. They completed the required 2015 Borough audit letter.
3. Worked on the zoning map change that was presented and voted on tonight.
4. Working with staff on 815 N. Towamencin Avenue subdivision.
5. Created the advertisement for the trash open house on July 11.
6. Worked on the proposed development at 200 Hatfield Street.
7. Provided the resolution for the Municibid motion tonight.
8. Assisting the Finance Department on several property liens.
9. Continues to work on the sale of 311 W. Main Street.

Borough Manager's Report: Jake Ziegler

1. Angie Walsh always had a smile on her face during work hours and any time you saw her. She will be sorely missed by everyone who knew her.

Comments for the good of Council:

Councilman DiGregorio – He attended the Cannoneers Block Party on July 17. The North Penn and Lansdale Catholic Robotics Team were there for the festivities. Cannoneers Club does a lot for the community. A lot of people in the community showed up for this event.

Vice President Fuller – The next First Friday is August 5. Pray for good weather since we had to cancel two so far.

Agenda Item #11 – Old Business

None

Agenda Item #12 New Business

None

Meeting adjourned at 9:10pm.