

July 19, 2023

The Business Meeting of Lansdale Borough Council was held on Wednesday, July 19, 2023, at Lansdale Municipal Complex, One Vine Street, Lansdale, PA and called to order at 7:04 pm by Vice President, Mary Fuller.

ROLL CALL:

- (X) Councilwoman Bollens
- (X) Councilman Breish
- ( ) President Burnell – business matter
- (X) Councilman Carroll
- (X) Councilwoman Hawkins
- (X) Councilman DiGregorio
- (X) Vice President Fuller
- (X) Councilman Ladley
- (X) Councilwoman Currie Teoh
- (X) Mayor Garry Herbert

Borough Representatives:

Borough Manager, John Ernst  
Finance Dir, Glenn Dickerson  
Police Chief., Mike Trail  
Parks & Rec. Dir., Courtney Meehan  
Electric Superintendent, Andy Krauss  
Public Works Director, Chris Kunkel  
Fire Marshal, Rick Lesniak

Borough Solicitor, Patrick Hitchens  
Borough Engineer, Chris Fazio  
Library Director, not present  
IT/GIS Dept., Darwin Zehr  
Code Enforcement, Jason Van Dame  
WWTP Superintendent, Greg Rapp

Residents:

Dominic Vasturia – 436 Lansdale Avenue  
Dominic Frascella – 318 Green Street  
Patricia Reiker – 601 Perkiomen Avenue  
Geary Kochesburger – 324 Green Street  
Megan Kochesburger – 324 Green Street  
John Darab – Spruce Street

Agenda Item #5 – President's Comments

An executive session was held earlier this evening regarding a personnel matter. Action will be taken during this meeting.

Agenda Item #6 - Petitions

**Dominic Vasturia** of 436 Lansdale Avenue presented an updated petition since the May meeting with more signatures for support of adding bike lanes on S. Broad Street from the Upper Gwynedd line to Hancock Street. He does understand that Council has moved some things forward regarding Safe Streets for All. Bike Lanes and signage are needed.

Agenda Item #7 – Presentations

1. Swearing in of Karly Harney as the newest Lansdale Police Department officer.
2. Proclamation for Fran Wieber was read by Borough Manager John Ernst for her 50 years of employment in the Parks and Recreation Department at the pools.

**Ms. Wieber** – Thank you for this, this means so much to me. I grew up in Lansdale and always felt it was right to come back with my four children and raise them here at the pools. She has had an amazing time in Lansdale and she is not retiring yet.

Agenda Item #9 – Conditional Use Hearing

1. A hearing was held regarding the property at 17 W. Second Street. The owner would like to add two apartments above the commercial space. The hearing started at 7:20pm and ended at 7:34pm. This hearing was recorded by a court reporter.

**Councilman DiGregorio** made a motion to approve the project.

**Councilwoman Currie Teoh** seconded the motion, and the motion was approved 8-0.

Agenda Item #9 – Residents to be heard on any item

**Patricia Reiker** of 601 Perkiomen Avenue - Tonight I'm speaking not only as a lifelong resident of Lansdale, but also as the president of the Lansdale Historical Society. When we learned a few weeks ago that the Wells Fargo Bank on W. Main Street is to be closed and the building sold in August, we were surprised and concerned.

For nearly 160 years, a bank has anchored the 200 block of W. Main Street. The building, as we know it today, was constructed in 1911. The interior and facade were updated in the 1930's in the art deco style we've come to recognize as a Main Street landmark. For most of the bank's first century, it was known as the First National Bank of Lansdale, the name that's still engraved above the front doors.

The departure of this major Main Street business is a loss to Lansdale's downtown district. However, of even greater concern to us is the possible loss of one of the most beautiful and notable buildings on Main Street. History proves that we haven't always shown forethought in deciding the fate of our older properties. Our town has come to regret the hasty demolition of historic buildings in the past. For example, the Lansdale Theatre, once thought to be tired and outdated, might have been redesigned as the star attraction on a revitalized Main Street. To be fair, Lansdale has had a better track record in preserving historic buildings in recent years. When our local government, private businesses and concerned citizens have combined their efforts, we've seen important old buildings— The Passenger Station, Freight House, Turbo Lofts, Silk Factory Lofts, this Borough Hall— all are old buildings that have been given new lives, redesigned to meet our changing needs.

We're here tonight to encourage you, the members of Borough Council, to take action now to ensure the preservation of the First National Bank building, retaining the appearance of the exterior while repurposing the interior. To that end, we propose that you take these actions:

First, that you act soon to change the wording of the Borough's demolition permit to give Borough officials greater control over changes made to buildings of historic significance. Also, that a letter be sent to the realtor who is handling the sale of the building to express the Borough's concern for the future of this property. Finally, that the Borough of Lansdale begin the process of establishing a historic district to be administered by a Historical Architectural Review Board as defined by PA state law. Some of our neighboring boroughs, such as North Wales, Ambler, Souderton and Doylestown have established historic districts in order to preserve their landmark buildings. The historical society would welcome the opportunity to work with the Borough to define a historic district for Lansdale.

More than 50 years ago, this Borough Council made a visionary decision to save the oldest house in Lansdale, the Jenkins Homestead. That one wise decision not only saved an old house, but enabled the historical society to preserve the history and heritage of the North Penn

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area for future generations. Now is the time to once again move ahead with a vision to the future as we seek to preserve a treasure from our past.

**Mayor Herbert** – Mr. Ernst and staff have started the conversations on how we can make sure this building is preserved.

**Councilman Ladley** – The EDC discussed with Steve Barth and he has made contact with Wells Fargo realtor and he will continue to work with the realtor.

**John Darab** of Spruce Street – There is a lot of construction going on in the Borough and it is causing backups everywhere. For instance, at Cherry Street a truck with a trailer was blocking resident's driveways and parked right up to the corner of Church Road. This can be dangerous to drivers. Also, major backups near Line and Main Streets.

**Geary Kochersperger** of 324 Green Street – Now would be the time to implement bike lanes on Broad Street since it will be resurfaced soon.

**Meghan Kochersperger** of 324 Green Street – She supports bike lanes as well. She doesn't bike as much as she wants to because she doesn't feel safe on her bike with all the traffic. Safety is a paramount issue around here.

**Dominic Frascella** of 318 Green Street – Observe the struggle. Address the struggles. Do something. Repeat above. You were able to implement the pool pass at the library in a week. You should be able to implement other changes just as quickly.

Agenda Item #10 – Action Items

**Councilwoman Hawkins** presented Motion #1 and read as follows:

I move that Borough Council authorize the Borough Manager to execute a previously reviewed agreement to resolve a personnel matter.

*Motion seconded by Councilman Carroll and unanimously approved.*

**Councilwoman Hawkins** presented Motion A and read as follows:

I move that Borough Council approve the Treasurer's Report for the month of June 2023 which shows the expenditures listed on the attachment.

*Motion seconded by Councilwoman Currie Teoh and unanimously approved.*

**Councilwoman Hawkins** 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 Councilwoman Bollens and unanimously approved.*

**Councilwoman Hawkins** presented Motion C and read as follows:

I move that Borough Council approve the following meeting minutes:

Work Session: June 7, 2023  
Business Meeting: June 21, 2023

*Motion seconded by Councilwoman Currie Teoh and unanimously approved.*

**Councilwoman Hawkins** presented Motion D and read as follows:

I move that Borough Council authorize the Borough Solicitor to sign the Settlement Stipulation in the matter of HLC Lansdale LLC vs. Montgomery County Board of Assessment Appeals, et, al which will mark the assessment appeal for the property located at 10 W. Main Stret, discontinued and ended and reduces the 2021 and 2022 assessment for the property resulting in a Borough refund to the property owner in a total amount of \$2,141.65 for the years listed above.

*Motion seconded by Councilwoman Currie Teoh and unanimously approved.*

**Councilman Carroll** presented Motion E and read as follows:

I move that Borough Council authorize a change order to increase the not to exceed price from \$350,000 to \$456,456 for a digger derrick truck through the Pennsylvania Costars Purchasing Program. This purchase is on the Capital Improvement Plan and will be funded though Capital Reserves.

*Motion seconded by Councilwoman Bollens and unanimously approved.*

**Councilman Carroll** presented Motion F and read as follows:

I move that Borough Council authorize Utility Engineers to prepare and advertise bid specifications for the Main Substation Relay Replacement Project.

*Motion seconded by Councilwoman Bollens and unanimously approved.*

**Councilwoman Hawkins** presented Motion G and read as follows:

I move that Borough Council adopt attached Ordinance 1967 amending sections 274, Section 274-14 of the Borough Code to prohibit all tobacco use in all Borough Parks.

*Motion seconded by Councilwoman Currie Teoh and unanimously approved.*

**Councilwoman Hawkins** presented Motion H and read as follows:

I move that Borough Council approve Payment #2 (final) in the amount of \$2,868.95 to Marino Corporation for work completed on the Whites Road Park Facilities Improvement project per the recommendation of Remington & Vernick Engineers.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilwoman Currie Teoh** presented Motion I and read as follows:

I move that Borough Council adopt attached Ordinance 1968 amending Section 370-5.B.(7) of the Vehicles and Traffic Code provisions of the Borough Code to delete North and South Richardson Avenues as parking permit zones.

*Motion seconded by Councilman Carroll and unanimously approved.*

**Councilwoman Currie Teoh** presented Motion J and read as follows:

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I move that Borough Council approve the Special Events application submitted by The Black Business Association for a Back To School Bash on the 300 block of Madison Street from 12:00pm to 5:00pm (set up time 11:00am) on Sunday, August 20, 2023. No set up is to commence until the roadway is closed by the police department and the organizer places the safety bollards and barriers in place.

*Motion seconded by Councilman Carroll and unanimously approved.*

**Councilman Breish** presented Motion K and read as follows:

I move that Borough Council enter into the contract with Wilson of Wallingford , Inc. for the supply of No. 2 Heating Oil for the 2023-2024 season per the recommendation of Upper Gwynedd Township Board of Commissioners, representing the Montgomery County Consortium who bid this contract for the Consortium members.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Breish** presented Motion L and read as follows:

I move that Borough Council approve Payment #2 (FINAL) in the amount of \$616,119.18 to Asphalt Maintenance Solutions, LLC. for work completed on the 2023 NOVA Chip Program per the recommendation of Remington & Vernick Engineers.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Breish** presented Motion M and read as follows:

I move that Borough Council authorize Remington & Vernick Engineers to prepare and advertise bid specifications for the 2023 Aeration Upgrade Project.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Breish** presented Motion N and read as follows:

I move that Borough Council approve Change Order #1 in the amount of \$35,028.00 (addition) for the 2023 Liquid Fuels Mill & Overlay Program. This change order is to add the original bid items for Alternate No. 2 (6th Street) to the contract.

*Motion seconded by Councilwoman Hawkins and unanimously approved.*

**Councilman Breish** presented Motion O and read as follows:

I move that Borough Council approve Change Order #2 in the amount of \$38,955.00 (addition) for the 2023 Liquid Fuels Mill & Overlay Program. This change order is to adjust the contract to include the resurfacing of the Fairmount Fire House Parking Lot with 3" of 19.0 MM Binder Course.

**Councilman Breish** – This is the first time we are hearing the cost of the project because we didn't have it at the committee meeting yet. I support this as it would be a huge cost savings for the fire company.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

Agenda Item #11 – Information Items

**Mayor's Report: Mayor Herbert**

1. On Saturday June 24th I attended the Lansdale Beer Garden with much of the beer enthusiast community. The 2023 beer garden was extremely well attended and expertly managed. Thanks goes out to the organizers and the PD for providing a safe and well run event year after year.
2. On Friday July 7th I made my first of three consecutive appearances in the First Friday Dunk Tank. It was a sweltering day so my poolside appointment was quite leisurely with only one person able to dunk me with all three chances. Please make sure you join for the August First Friday where you can once again try to Dunk the Mayor.
3. On Thursday July 13th the Lansdale Foxes had our first baseball practice in preparation for our big exhibition game this Saturday in Memorial Park at Noon against the Brandywine Baseball Club. We will be playing according to the official rules for baseball back in 1864. This means no gloves, underhand pitching, and a litany of other critical changes that make the game just a little less recognizable and slightly harder to play. Please join, council President Burnell, Manager Ernst, myself and whole host of community leaders for a fun day at the park!
4. On Friday July 14th the Borough Manager, the Chief of Police, and I met with the County Department of Health and Human Services to discuss the growing volume of unhoused in Lansdale. We are just beginning to discuss with HHS how we can address these challenges in a comprehensive way that brings all the resources of the area together to help ensure people are not left out in the elements to suffer.

**Solicitor's Report: Patrick Hitchens**

1. Communications and related follow-up work regarding ordinance and draft resolution matters. – Approximately 7.2 hours
2. Communication with Borough staff and related follow-up work regarding contract review, procurement, and related matters. – Approximately 9.1 hours.
3. Communications and related follow-up work regarding land development matters (including 874/901 Moyers and 17 W Second St). – Approximately 1.5 hours.
4. Communications with Borough staff and related follow-up work regarding Right-to-Know matters. – Approximately 3.1 hours.
5. Communications with Borough staff and related follow-up work regarding miscellaneous Borough matters including library matters, zoning enforcement, compliance, litigation, and personnel matters – Approximately 7.1 hours.

**Borough Manager's Report: John Ernst**

1. July is Parks & Recreation Month, and it is a great way to recognize and appreciate the efforts of local park and recreation professionals in contributing to the well-being and development of communities throughout the United States. The National Recreation and Park Association (NRPA) has played a crucial role in promoting the importance of parks and recreational facilities in enhancing the quality of life for residents. As we all know, parks and recreational areas serve as vital spaces for various activities, including sports, leisure, social gatherings, and outdoor events. They offer opportunities for physical exercise, mental relaxation, and community engagement. Additionally, these spaces often host events, workshops, and educational programs that bring people together and foster a sense of belonging and unity. By acknowledging the contributions of our Parks and Recreation professionals, the recognition aims to raise awareness about the significance of their work and encourage community members to utilize and support local parks and recreational facilities. Their efforts go beyond just providing places for

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leisure; they also contribute to building stronger and more resilient communities by promoting social interaction, healthy lifestyles, and environmental sustainability. This Friday, July 21 is Parks and Recreation Professional Day. Please remember to take time to recognize the dedicated professionals who contribute to the well-being and growth of our communities!

2. In case you haven't heard, the snack stands have been open at both pools since Monday. Little's Ice Cream & Water Ice is the vendor for both locations, and the hours of operation are from 12pm-7pm.
3. Finally, it gives me great pleasure to let you know that we have a new Library Director. Shira Pilarski will be starting her new role immediately after Labor Day. Shira is coming to us from the Detroit, Michigan area and she brings experience with both large and small libraries, urban and suburban settings and experience in working with patrons with diverse backgrounds. We're fortunate that she happens to be relocating to the Delaware Valley. We look forward to her building on the past and incorporating new perspectives.

**Comments for the good of Council:**

**Councilwoman Currie Teoh** – On August 1 the police department will be celebrating National Night Out in the parking lot here at the municipal complex.

**Vice President Fuller** – Congratulations to the Parks & Rec. department on Parks & Rec. month. She is also excited for the new Library Director to start in September. Don't forget on Saturday, July 22 the Picnic in the Park at Memorial Park will take place the same time as the Old Time Baseball game. The Discover Lansdale website has the stats of all the members of the Borough team.

**Old Business**

None

**New Business**

None

*Meeting adjourned at 8:15pm.*