

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
DECEMBER 8, 2016

Council President Darren Rash called the Schwenksville Borough Council meeting on December 8, 2016 to order at 7:00 PM at Schwenksville Fire Company 300 Main Street, Schwenksville, PA 19473.

Present, Darren Rash, Lee Ann Miller, Todd Larsen, Greg Pocius

Also, present, Blake Dunbar Jr. Esquire, David Leh, P.E, Anne Klepfer, Borough Manager, Secretary-Treasurer Gail Phillips.

Absent, Mayor Joe Giunta

INFORMATIONAL ITEMS

Mayor's Report, Mayor Giunta was absent from the meeting. Report submitted for the State Police statistics of 34 incidents for November 2016.

Fire Company Report, No Report

Ambulance Report, Gail Phillips read the report for November 2016 stating Plymouth Community Ambulance had 8 calls for Greenfield Senior Living and 5 calls for the Borough. PCAA Memberships are available anytime; please call 610-277-2776 & ask for the billing department.

SOLICITOR'S REPORT:

The Borough advertised for the Hoff Properties LLC Conditional Use Application which pertains to the Steep Slope requirements of the Ordinance. There is a provision that if you're between 25% to 40% disturbance of the slope you must come before Council for a Conditional Use Hearing. Mr. Dunbar Jr. opened the meeting at 7:04pm and stated that the applicant's attorney Mr. Weiner asked for a continuance and for the record he has waived time periods that apply to the hearing and corresponding SALDO application. This meeting will be continued on January 12, 2017 at 7:00pm at the Schwenksville Fire Company 300 Main Street Schwenksville. Also before council is approval of the Subdivision Preliminary Plan which is being postponed until January 12, 2017 as well. Mr. Dunbar asked if there was anyone present who wanted to be heard on record for the Conditional Use Hearing. Hearing None, the Conditional Use Hearing was continued to January 12, 2017.

The Applicant, Kyle Hoff of Hoff Properties was present and agreed to make a presentation regarding the Subdivision and Land Development Application. This presentation is a separate matter from the Conditional Use Hearing.

The applicant's engineer, Mr. Brad Clymer of Richard C. Mast Associates, made a presentation to Council. The property is located at Centennial Street and Forest Lane. Mr. Clymer went through the waivers that

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the applicant is seeking and the November 28, 2016 Gilmore & Associates Review Letter. Questions from the audience included Jack Stanley property owner at the corner of Forest Lane and Walnut Street. Mr. Bradley would be happy to speak with Mr. Stanley about his concerns regarding stormwater management. Borough Engineer, Mr. Dave Leh, also stated that 1) the property is required to go thru an extensive storm water approval process and 2) the storage tanks and other devices that are being required to install should actually result in less storm water run-off than currently. Mr. Thomas Laconis of 421 Centennial Street also had questions about the trees that buffer his property and the Hoff Property. Mr. Clymer will also speak with Mr. Laconis about his concerns and will re-examine the distribution of trees along his property border. The waivers will be acted on at the January 12, 2017 Council meeting. The Planning Commission did not recommend waiver of sidewalk from the development entrance to the northern property border along Forest Lane.

Borough Council Vacancy and Zoning Hearing Board Vacancy: Council will have a special meeting on Thursday January 5, 2017 to appoint the new Councilperson. The meeting will be advertised and will be at 6:30pm. Two applicants for Council appeared and were interviewed.

Adam Slater is a Borough resident whose grandmother served on Council several years ago, and his dad is on the Schwenksville Authority Board. Adam is a member of the Lower Fredrick Fire Company. He enjoys helping others in the Community and would like to further that by being on Borough Council. Adam works in construction for the family business as an operator, and also helps to bid on jobs by performing estimations. The company does excavating and utility repairs. Adam's particular area of interests are the Fire Company and Streets and Roads.

Sarah Knickerbocker has been a resident of the Borough since she was fifteen. She owns a home on Main Street and is a stay at home mom. Sarah is interested in the community, citizen engagement and the politics that are involved. Her particular interest is the Park and Recreation activities and communications.

AUDIENCE COMMENTS: No comments

ENGINEER'S REPORT: Dave Leh reported on the Speed Humps and Cost Estimate. This is for potential speed Humps on Summit Avenue between Woodland Avenue and Hillcrest Avenue; the Borough is looking at two Speed Humps to be placed putting one 100 feet from Woodland and one in front of the Authority property which would be about 400 feet away. The cost for two Humps, four signs and striping is approximately \$10,000 to \$15,000. Mrs. Klepfer also researched portable speed humps that include signs for \$2,500. These would be fastened to the road with steel spikes and when removed for the winter months there would be bore holes which would allow moisture and more potential for potholes. Mr. Pocius suggested placing the portable Speed Sign on Summit Avenue for two weeks for a traffic count. Mrs. Klepfer will also send a letter to all residents

on Summit Avenue asking for questions or comments.

ACTION ITEMS – MOTIONS, RESOLUTIONS, ORDINANCES:

Minutes: Dispense with the reading of and approve the November 10, 2016 Regular Meeting Minutes. **Motion** by Greg Pocius and **seconded** by Todd Larsen to approve the minutes subject to Ms. Miller's corrections. All in favor, **Motion carried 4-0.**

Treasurer's Report:

Treasurer reports for December 2016 submitted and payment of the Borough December 2016 bills, totaling \$35,744.83. **Motion** by Greg Pocius and **seconded** by Todd Larsen to approve the Treasurer Reports and to pay the bills totaling \$5,744.83. All in favor, **Motion carried 4-0.**

Adoption by motion of Draft 2017 Budget -Total \$1,570,520. 2017 Draft Budget was advertised, General \$569,945, Capital \$963,575 and Liquid Fuels \$37,000. Capital Fund is funded primarily by grants and matching funds the Borough has pledged from General fund cash reserves. The General fund is the operating fund for the Borough. The Liquid Fuels fund is funded by the States Gas Tax and has been increasing every year based on Legislation. The \$1,570,520 does include the 1 mil tax increase that Council directed Mrs. Klepfer to include in the 2017 Draft Budget. 1 mil @ 95% collected adds about \$49,000 to the revenues. In part that was in recognition to the growing maintenance expenses and also continuing to make the improvements in our plans. Also, the total assessed value for the Borough has been declining steadily each year, this is mostly due to property reassessments. People are filing appeals to have their property reassessed and in many cases, they are being lowered significantly. We did receive a written comment letter from Chris Melville of 101 Woodland Avenue expressing his concern over the tax increase and considering there could be additional tax increases in the future if the Borough decides to contract for Police Services. The second letter was received from Shawn Marie Gabriel Brown of 340 Centennial Street are similar, living on a fixed income and being concerned about the tax increase. Mr. Rash asked if there were any public comments. Ms. Moran owner of 566 Main Street commented that the tax is too high and that the budget can be reduced by cutting personnel costs. Mr. Rash asked for questions or comments from Council. Ms. Miller commented that she is uneasy about the amount increase and that there may be further increase for the Police. If we do this tax increase we won't do another one for a while. Mr. Rash commented that this increase takes into account of the loss of revenue last year and also gives us more leeway in fixing the roads. Mr. Larsen commented that Fourth Street is in need of repairs. **Motion** by Greg Pocius and **seconded** Todd Larsen to adopt the 2017 Budget as prepared and advertised. **Motion carried 3-1 with Ms. Miller opposed.**

Ordinance No. 389, Sets forth the Annual Tax Levy for the Borough of Schwenksville at 5.94 Mills for General Purposes, .36 Mills for Fire Protection, .10 for Library. **Motion** by Greg Pocius **seconded** by Todd Larsen to Adopt Ordinance No. 389 establishing 2017 Real Estate Levy for Schwenksville Borough. **Motion carried 3-1 with Ms. Miller opposed.**

Resolution No. 2016-18 – Authorizing Application for 2016 PECO Green Region Program in the amount of \$10,000 with an estimated \$13,000 in matching funds for a Park Entrance Gate/Sign. **Motion** Lee Ann Miller **second** Greg Pocius to authorize the 2016 PECO Application. All in favor, **Motion carried 4-0.**

MANAGER'S REPORT

Finance Report: Mrs. Klepfer read the summary Financial Report. For the Period January 1, 2016 through November 30, 2016, total income for General Fund and Liquid Fuels Funds was \$546,434.09 and Total Expenditures was \$505,278.10 for a net gain of \$41,278.10. General Fund experienced a net gain of \$34,966.15. General Fund Assets total \$298,114.49, Capital fund Assets total \$31,476.08 and Liquid Fuels Fund Assets total \$31,778.19 for a combined Assets total of \$443,231.16

Year End and Monthly Manager's Report: Year End Manager's Report As of 12/5/16 As 2016 comes to a close Ms. Klepfer thought she would provide some perspective on what she considers a successful year.

Grant Projects and improvements that were completed included:

- Completion of South Main Street streetscaping and traffic improvements. \$188,760.80 in Community Development Block Grant construction costs were expended.
- Completion of the Walnut Street Reconstruction project. \$76,384 in Community Development Block Grant construction costs were expended.
- Completion of Green Alley Porous Paving Project. Improvements were made to Miller Street, Boyer Alley and Cedar Street totaling \$90,584.82 funded by the Montgomery County Conservation District.

In all, \$355,729.62 of grant funding was expended on public projects in Schwenksville Borough in 2016. This is \$265.84 per capita.

Other Non-Construction Grant Funding Received in 2016:

- \$6,130.73 in FEMA Disaster Relief was sought and received for Blizzard Super Storm Gloria
- \$2,103 in Recycling Performance was received and an additional \$5,298.00 was approved and is expected to be received in January 2017. Road Repairs & Improvements completed that were funded by Schwenksville Borough included:

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- Repairs to Library Lane - \$20,375.00
- Repairs to Mt. View - \$9,853.00
- Repairs to Clearfield Ave - \$8,736

Bonus Improvements included:

- Street Lighting for the Route 73 Bridge was negotiated by Borough representatives and is scheduled to be installed in December

Grant funding Obtained in 2016 for Future Projects:

- Main Street Mural Project - \$18,300.00 in Montco 20/40 Implementation Grants
- Meadow Park Boat Ramp & Phase II Improvements - \$250,000.00 from DCNR
- Meadow Park Phase II Improvements - \$200,000.00 from DCED/PSFA

Projects being worked on that are in various stages for implementation:

- New LED Street Lighting Fixtures for Borough-wide upgrade – to be financed and implemented in 2017 through a unique multi-municipal cooperative venture coordinated by DVRPC
- ARLE Traffic Signal Upgrades – Design work is being completed for bids in 2017
- Main Street Plaza Project – Preliminary Design and R-O-W acquisition is being completed for a 2017 Funding Application future project.

It is anticipated that we will finish the year with a positive fund balance for the first time in three years. Last year we ended the year with a -\$7,437 fund balance. The positive fund balance this year is due to a combination of the .5 mill tax rate increase, a busy year of property transfers (which has increased each year since 2014 and which has already surpassed budget projections by \$3,000.00), and a stable earned income tax revenues. More specific numbers will be available in my January Finance Report.

She congratulated Council on a successful year and anticipate many more good things to come in 2017.

Main Street Streetscape Design was distributed to Council, please review and give comments or questions. The Planning Commission has started their review.

Confirm that Council wants to keep 2nd Thursday of each month for Council meeting at 7:00pm. Meetings for 2017. Meetings will be advertised for next year and Council will adopt the resolution in January along with the resolution for the holiday schedule.

Code Inspections, Inc. Compliance Program: letters were sent to property owners by the Code Officer. Tom's letter says that follow-up inspections need to be done on the inside and outside of

the property. Tom will only be doing follow up inspections on the outside of the properties that received a letter. Residents may ask in writing for an extension for completing their violations due to the winter weather. Per Council no other letters will be sent to property owners until mid-February. Ms. Miller suggests that a newsletter should go out with an explanation of the Property Maintenance letters and that the letters have gone out in three different waves and that the Borough is trying to work with them regarding the time frame and requirements. Ms. Miller also would like to see the code references included, for example the handrail requirements should have been included with the letter that anyone received about handrails. A standard sheet referencing the violations should be included in the letters.

COMMITTEE REPORTS:

Property Committee: A new toilet for Borough Hall was installed by Mr. Rash. The four cameras for the outside of Borough Hall should be installed shortly.

Revitalization Task Force: the committee will be meeting on December 14@ 7pm with the artist about the Main Street Mural Project.

Mrs. Klepfer and Ms. Miller will be going on a Trail walk on December 12 with others to discuss the Trail extensions.

Historical Committee: this committee met this past week and in addition to other things they talked about ideas for the use of the old post office building.

Park & Rec Board: the Board gave Ann guidance on the Meadow Park Phase II Design. Mrs. Klepfer also received a quote for Pro Mark to maintain the raingarden for \$6,000 a year. The park budget for a year is \$8,000. More volunteers are needed to help with the raingarden.

OTHER BUSINESS:

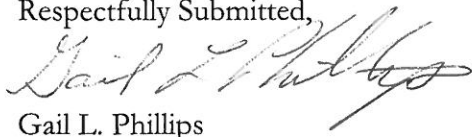
Adjournment - Motioned by Greg Pocius and **seconded** by Todd Larsen to adjourn the meeting at 9:28 pm. **Motion carried 4-0.**

NEXT MEETING(S):

January 5, 2017 Special Council Meeting 6:30pm @ Borough Hall
January 5, 2017 Planning Commission 7PM @ Borough Hall
January 12, 2017 Borough Council 7PM @ Schwenksville Fire Company

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Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Gail L. Phillips".

Gail L. Phillips
Secretary

