

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING
NOVEMBER 10, 2016

Council President Darren Rash called the Schwenksville Borough Council meeting on November 10, 2016 to order at 7:00 PM at Borough Hall, 140 Main Street, Schwenksville, PA 19473.

Present, Darren Rash, Lee Ann Miller, Phil Berardi, Todd Larsen, Greg Pocius and Mayor Joe Giunta

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

Absent,

INFORMATIONAL ITEMS

Mayor's Report, Mayor Giunta reported the State Police statistics of 37 incidents for October 2016. Gas Station Property is now posted for no Trespassing.

Fire Company Report, Jim Keyser. There were 5 calls in Schwenksville in October 2016. 22 men in service, 1:37 time in service. December 4, 2016 Chicken Bar-b-Que.

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

AUDIENCE COMMENTS:

Jerry Giannini of 914 Summit Avenue Request for Speed Humps. Mrs. Klepfer received the letter indicating that the Giannini's feel there is a need for Speed Humps/tables on Summit Avenue. Mayor Giunta agreed there should be Speed Humps to slow down traffic. A discussion was held on whether the Speed Humps should be permanent or temporary/removable. Cost estimate for the Speed Humps \$5,000 to \$6,000 each for permanent speed Humps, Council will check on cost of the temporary/removable Speed Humps. The Borough will send letters to the neighbors for their feedback as to whether they would like speed humps on Summit Avenue. The Schwenksville Borough Authority (Snow Plow Operators) are NOT in favor of the Speed Humps for Summit Avenue.

Linda Wilde of 63 Main Street submitted a complaint that the stop bar was painted closer to the cross walk on Main Street at Perkiomen Avenue. Mrs. Klepfer discussed this issue with Dave Leh and determined that it was repainted according to the current permit/condition diagram on file with

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PennDot. However, it was previously pushed further back. Council agreed to have David Leh apply for a revised Condition Diagram and have it re-painted further back at such time as the street is resurfaced or there is a need to repaint the markings.

Carol Moran owner of 566 Main Street questioned how to become a member of Council? She was informed that Council member is an elected position for a 4-year term and you must be a resident for more than a year. Ms. Moran would like to see the budget. Mrs. Klepfer responded when Council authorizes advertisement for public comment, it will then be posted on the Borough Website. Ms. Moran also asked if there are job descriptions for Borough employees and would also like access to all of the complaints that the Borough has sent out to people regarding their properties. Councilwoman Miller responded that Ms. Moran can file a Pennsylvania Right-To-Know Request for both the job descriptions and the letters, but that she needs to be specific with her request. Ms. Moran also stated that she has a problem with the parking requirements and that this is depriving people of their property interest as a tax payer of property on Main Street in this town; she complained that her property has been condemned for over a year, and she is concerned that when they count the parking and the Borough counts the parking they don't count the public parking that is available. Councilman Rash responded you can't because it is not your parking its public parking. Ms. Moran thinks that statue is too restrictive and that the means that require the ends is overreaching. Council woman Miller responded that there are two things she can do about that, one is you can go to the Planning Commission who sets the parking regulations and she can make your feeling heard there. The other is she could apply for some sort of variance for use of her property in a specific way and to use parking that is available and get that accepted by the Zoning Hearing Board which would then be a permanent thing for that use. Mr. Dunbar agreed. Mrs. Klepfer stated Ms. Moran has already done that for that her property once and referred to the Conditional Use hearing and decision that granted approval for a Salon subject to a shared parking agreement. Ms. Moran stated that her building has been condemned for over a year and it is probably going to be continued to be condemned until she files a lawsuit against the Borough of Schwenksville. Mrs. Klepfer stated that the building is not condemned just the staircase was condemned. Ms. Moran stated she has spent a lot of money on that building and the staircase; alleged that the previous engineer [building inspector] that came before the current engineer [building inspector] approved it, and that people lived in that building with that staircase for a couple of years and then the new person came along and condemned them. She complained that she has lost probably \$25,000 to \$30,000 of revenue. Mrs. Klepfer stated this is a dispute with one property owner who has now threatened to sue the Borough and that it should not be discussed at a public meeting. Councilwoman Miller suggested Ms. Moran ask for a meeting with staff to review her outstanding violations. Ms. Moran was told by Councilman Pocius that all Council emails are on the Borough website.

ENGINEER'S REPORT: Dave Leh reported they are still working on the Master Plan for Meadow Park and will be meeting with the Park and Rec. Board on Tuesday November 15, 2016.

SOLICITOR'S REPORT: Public Hearing for Ordinance #388 Uniform Construction Code Amendments: Blake Dunbar Jr. opened the public meeting for consideration of adoption of Ordinance #388 at 7:34pm. Ordinance No. 388 of 2016 – An Ordinance of the Borough of Schwenksville, Montgomery County, Pennsylvania, Amending Sections 71-5 of the Code of Ordinances of the Borough of Schwenksville; Amending the Uniform Commercial Code to Require Permits for Certain Activities performed on Buildings as Permitted by the Uniform Construction Code; and Exempting Certain Activities from the Requirement that a Permit be Obtained; Providing a Severability Clause; and Providing an Effective Date.

Exhibits to be marked:

Exhibit B-1 Minutes of August 11, 2016 authorizing advertisement of the Ordinance, B-2 Proof of Publication from The Mercury for advertisement on September 16, 2016, B-3 Department of Labor & Industry Review Letter of August 1, 2016, B-4 Final Submission to Department of Labor and Industry of September 13, 2016, B-5 Email from Department of Labor and Industry acknowledging receipt of Public Notice and Proposed Ordinance, B-6 Ordinance No. 388 of 2016 – An Ordinance of the Borough of Schwenksville, Montgomery County, Pennsylvania, Amending Sections 71-5 of the Code of Ordinances of the Borough of Schwenksville; Amending the Uniform Commercial Code to Require Permits for Certain Activities performed on Buildings as Permitted by the Uniform Construction Code; and Exempting Certain Activities from the Requirement that a Permit be Obtained; Providing a Severability Clause; and Providing an Effective Date.

There being no questions from Council Mr. Dunbar Jr. closed the record at 7:39pm. No public comments. Mr. Rash asked for a motion to adopt Ordinance #388. **Motion** by Todd Larsen **second** Phil Berardi. **Motion carried 5-0.**

Sabo Façade Easement Agreement – Approval and Signatures from Council – The Agreement was signed by Julie and Mike Sabo, **Motion** Greg Pocius **second** Todd Larsen to approve the Easement Agreement for the Mural Project and authorize Darren Rash to sign it. **Motion carried 4-0 with Lee Ann Miller abstaining on all discussions and vote because she owns Commercial property at 250 Main Street that may be affected by the Ordinance changes.**

Schwenksville Fire Company lands to be transferred to Schwenksville Borough. The Legal description was received from Gilmore & Associates, Inc. for the 30-foot wide piece owned by the Fire Company. This has been forwarded to the Fire Companies Attorney.

ACTION ITEMS – MOTIONS, RESOLUTIONS, ORDINANCES:

Minutes: Dispense with the reading of the October 13, 2016 **Regular** Meeting Minutes approve the October 13, 2016 Regular Meeting Minutes. **Motion** by Phil Berardi and **seconded** by Greg Pocius. All in favor, **Motion carried 5-0.**

Treasurer's Report:

Treasurer reports for October 2016 submitted and payment of the Borough November 2016 bills, totaling \$41,039.71. **Motion** by Greg Pocius and **seconded** by Phil Berardi to approve the treasurer reports and to pay the bills totaling \$41,039.71. All in favor, **Motion carried 5-0.**

Resignation Letter of Philip Berardi: Mr. Berardi is relocating and has sold his home. His resignation will be effective Monday November 21, 2016. Council regrestfully accepts Phil's resignation. **Motion** Greg Pocius **second** Todd Larsen. **Motion carried 4-0.**

Terry Mummert Resignation: Terry Mummert, member of the Zoning Hearing Board submitted his resignation that will be effective December 31, 2016. Council regrestfully accepts Terry's resignation. **Motion** Greg Pocius **second** Phil Berardi. **Motion carried 5-0.**

2016 Draft Budget: The 2017 Draft Budget for adoption December 8, 2016 – Total \$1,570,520. **Motion** Greg Pocius **second** Phil Berardi to authorize the advertisement of the 2017 Budget. All in favor, **Motion carried 5-0.**

Tax Ordinance with a 1 mill increase to the General Fund. **Motion** Greg Pocius **second** Phil Berardi to authorize to advertise the Tax Ordinance with a 1 mill increase to the General Fund. All in favor, **Motion carried 5-0.**

MANAGER'S REPORT

Finance Report: Mrs. Klepfer read the summary Financial Report. For the Period January 1, 2016 through October 31, 2016, total income for General Fund and Liquid Fuels Funds was \$509,999.24 and Total Expenditures was \$476,178.97 for a net gain of \$33,820.27. General Fund experienced a net gain of \$26,830.62. General Fund Assets total \$298,789.65, Capital fund Assets total \$112,663.32 and Liquid Fuels Fund Assets total \$31,778.19 for a combined Assets total of \$443,231.16

Manager's Report: A monthly report was submitted to Council by Mrs. Klepfer.

Street Lights: The Borough is past the investment grade audit phase even though we have not received our pilot lights, Mrs. Klepfer has a conference call on Monday. The next stage is ordering all the light fixtures in December. Each Municipality will be given a built-out date for when they will be installed. A proposal for the construction phase from Mike Fuller of Keystone Lighting Consultants for \$2,500 to be on hand during the construction of the lights should there be any problems. Council is not in favor of spending the \$2,500.

Tax Collector Draft Resolution: Mrs. Klepfer has a draft Resolution and it has been reviewed by Mr. Dunbar Jr. Any changes in terms of compensation for the Elected Tax Collector for the next term needs to be done before February 15, 2017. Council would like to cap the compensation rate per bill. The draft Resolution will be on the Council Agenda for December 8, 2016.

COMMITTEE REPORTS:

Property Committee: Mr. Pocius has received prices of around \$800 for the components to do the camera. Motion Greg Pocius second Lee Ann Miller not to exceed \$1,000 for 4 cameras and the system. Two cameras in the front basically going up and down the street, two cameras in the back one towards the trail and one towards the parking lot. **Motion** Greg Pocius **second** Lee Ann Miller. All in favor, Motion carried 5-0.

Revitalization Task Force: Ms. Miller submitted her report to Council. One item that is highlighted is a "Shark Tank Idea" where the Hill Economic Council awards \$5,000 to a new business, with students doing the judging. They also do a \$5,000 grant to an owner occupied residential unit that is rehabbed. The ideas will be discussed at the Revitalization Task Force meeting. They could make a recommendation to Council that we consider some type of grants to property owners particularly related to façade or signage improvements. The Committee will work on this in 2017 and submit a recommendation to Council for the next year's budget.

OTHER BUSINESS: Park and Rec. Board meeting Tuesday November 15, 2016 at 6:00pm.

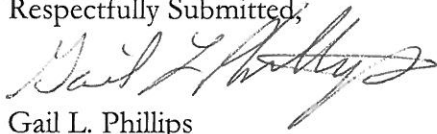
Adjournment - Motioned by Greg Pocius and **seconded** by Phil Berardi to adjourn the meeting at 8:21 pm. **Motion carried 5-0.**

NEXT MEETING(S):

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December 1, 2016 Next Planning Commission Meeting to be held at the
Schwenksville Fire House
December 8, 2016 Next Council Regular Meeting

Respectfully Submitted,

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

Gail L. Phillips
Secretary