

BOROUGH OF SCHWENKSVILLE, PA
COUNCIL MEETING held at the Schwenksville Community Library 290 Second Street
SEPTEMBER 11, 2014

Council Vice President Lee Ann Miller at 7:00 PM called the Schwenksville Borough Council meeting on September 11, 2014 to order. The meeting was conducted at the Schwenksville Community Library 290 Second Street, Schwenksville, PA 19473.

Present, Lee Ann Miller, Lisa Dull, Joe Homan and Mayor Joe Giunta.

Also, present Dave Leh, Borough Engineer, Blake Dunbar Jr., Esquire, Anne Klepfer, Borough Manager and Secretary-Treasurer Gail Phillips.

Absent: Rudy Micsko, Craig Dunham

PLEDGE OF ALLEGIANCE: by the assembly

SPECIAL BUSINESS – Public Hearing to Consider Zoning Map Change Ordinance # 377
Blake Dunbar Jr, Esquire opened the public meeting at 7:02pm

The Public record will consist of a copy of the Legal Notice of Ordinance Exhibit B-1, the proof of publication indicating that the ordinance was advertised in its entirety August 19 & 26, 2014 Exhibit B-2, Letter from Montgomery County Planner Anne Leavitt-Gruberger Exhibit B-3, and Letters to property owners Exhibit B-4, and Affidavit of Posting Exhibit B-5.

Two Exhibit Boards were displayed. The First Board showed the Zoning Map in effect at the time of the hearing. The East Side of Main Street has a Commercial District from E. Park Avenue down to the Mine Run Tributary, A VC-1 District from Mine Run Tributary South to approximately Walnut Street Intersection, and VC-2 to the southern Borough Line. The Second Exhibit Board displays the proposed Zoning Map which eliminates the VC-1 district on the east side of Main Street and changes it to VC-2, creating a larger VC-2 District.

Mr. Dunbar Jr. asked if there were any questions. Mayor Giunta asked if this would add value to the properties. Mr. Dunbar replied that it permits more varied uses, more commercial uses and it is more fitting with the rest of Main Street. This change will not detract from property values. Mr. Homan asked what the specific changes are. Mr. Dunbar explained that the only permitted uses by right in the VC-1 District are single -family detached dwelling, two-family dwelling (twin or duplex), Bed and Breakfast inn, and accessory uses customarily incidental to those uses. Mr. Dunbar explained that the VC-2 District offers a wider range of uses by right. In addition to those uses listed above, restaurants, retail sales, places of worship, municipal offices, banks, indoor theaters, and publishing or printing uses are permitted. Council Amended the VC-1 District in January so that Professional Office or Cultural Studio and Personal Services are now allowed by right in both districts. Conditional Uses in the VC-2 are also more expansive and the prohibited uses are more limited, it opens it up to more possibilities. Ms. Miller also noted that this was a recommended change by the Revitalization Task Force, the zoning change is recommended in the Revitalization Plan and the Planning Commission considered it and recommended it to Council. Mrs. Klepfer received three phone calls from the affected property owners and answered their questions. No affected property owners were in attendance at the hearing. Mr. Dunbar asked if

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there were any questions or comments from the audience, there being none, Mr. Dunbar closed the public hearing at 7:09pm. **Motion** by Lisa Dull and **seconded** by Joe Homan to adopt Ordinance 377 Zoning Map Change. All were in favor, **Motion carried 3-0**. Mr. Dunbar noted that there is a quorum of Council and although a few members were absent. Mr. Dunbar turned the meeting back over to Ms. Miller.

MINUTES: Dispense with the reading of the August 14, 2014 Regular Meeting Minutes and approve the same as presented. **Motion** by Joe Homan and **seconded** by Lisa Dull. All in favor, **Motion Carried 3-0**.

AUDIENCE: No Comments

ACCOUNTS PAYABLE AND TREASURERS REPORT:

Gail Phillips reported that for the period ending August 31, 2014, the current invoices due for payment total \$37,753.50. This includes \$12,503.97 from the General Fund, \$626.30 from the Liquid Fuels Account, \$8,729.52 from payroll and \$15,893.71 from Capital Fund. **Motion** by Lisa Dull and **seconded** by Joe Homan to pay the bills totaling \$37,753.50. All in favor, **Motion carried 3-0**.

FINANCE REPORT: Mrs. Klepfer's report: For the period January 1, 2014 through August 31, 2014, Total Income for General Fund and Liquid Fuels Funds was \$417,730.79 and Total Expenditures was \$339,798.12 for a net gain of \$77,932.67. General Fund experienced a net gain of \$74,079.22. Assets: General Fund Assets Total \$835,873.01; Capital Fund Assets total \$42,761.07; and Liquid Fuels Fund Assets total \$42,178.77 for a combined Assets total of \$920,812.85.

The Finance Committee met twice and is working on the 2015 budget. Council please review and we will discuss at the October 8th meeting. Budget will be advertised in December.

ENGINEER'S REPORT: Mr. Leh reported:

The punch list for the Alleyway project and the Handicap ramps is complete and the contractor will be out to do repairs.

The S. Main Street HOP Application has been sent to PennDot for their review. The residents will be receiving a letter and a copy of both plans within the next ten days. The Augustine property on the Eastern side of Main Street is where the crosswalk is going to be. The crosswalk has a bump out associated with it and there was a concern that the bump out would interfere with parking for that lot. That concern has been addressed by designing a depressed curb for the bump out. Vehicles will be able to still park as they currently do.

Centennial Street Culvert: Last month we had one proposal for the cleanout of the culvert, and we now have two more proposals ranging in price from \$16,000 to \$24,000. Gilmore is recommending Toth Brothers to clean out the culvert at a cost of \$15,800, another \$3,000 to repair the inlet stone arch. Liquid Fuels can be used for this project. Mrs. Klepfer will file the form. **Motioned** by Joe Homan **second** by Lisa Dull to have Toth Brothers clean out the Centennial

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Street Culvert and repair the few stones at the archway for \$18,800. All in favor, **Motion carried 3-0.**

SOLICITOR'S REPORT: The Solicitor was requested to research the right-of-way located behind 55, 63, 65, and 75 Main Street. It is referenced as a private right-of-way on some of the deeds but it is not defined. It does show up on the Montgomery County Tax Map as a strip behind these properties but has never been dedicated or accepted by the Borough and does not appear to extend down to Main Street as has been alleged. There is no known legal public right-of-way from Main Street, only drainage easements and sanitary sewer easements.

FIRE COMPANY REPORT – Chris Melville reported that there were 3 Fire Police calls for August 2014. Mr. Brach will send the August Report.

AMBULANCE REPORT- Gail Phillips read the report for the month of August 2014; there were 3 calls for Schwenksville and 12 calls for Greenfield of Perkiomen Valley. Please consider becoming a member in 2014.

MAYORS REPORT: Mayor Giunta read the report from The State Police for the month of August 2014, indicating 29 incidents.

Mrs. Klepfer met with Police Chief from another Municipality to talk about coverage. Schwenksville does not have money in the budget for Police coverage so we will remain using the PA State Police. One solution would be a millage increase to support Public Safety; this could be put on the ballot for the residents to vote on. This would add approximately \$60,000 to \$100,000 to the budget.

Mayor Giunta asked that anyone aware of parking, traffic or other safety concerns to send him an email with details such as location, time of day, and nature of concern and he will make a spreadsheet and then set a course of action.

Snow Emergency Route: A meeting was held on August 15, 2014 to discuss Snow Emergency parking issues. In attendance were Mayor Joe Giunta, Council member Craig Dunham, Authority personnel Ed Graff and John Scully and Borough Manager Anne Klepfer. Enforcement of the snow emergency will be the responsibility of Mayor Giunta, the person snow plowing will give all the information to the Mayor who will then contact the towing agency. Mrs. Klepfer reported that there are several Ordinances that need to be amended regarding the enforcement for parking.

As a reminder, Please lock your cars.

BOROUGH MANAGER REPORT – Mrs. Klepfer reported:

Mrs. Smith, owner of 237A Main Street, has a potential tenant to open up a Thrift and Craft Shop. The retail use is allowed by Conditional Use only. Ms. Miller asked Mr. Dunbar if Mrs. Smith could request a conditional use by use type instead of for a specific tenant, to reduce the need for

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hearings in the future. She noted that this location was a storefront used for many businesses in the past. Mr. Dunbar state that he thought that would be possible. Mrs. Smith is asking council to waive or reduce the fee. Council asked if the applicant would agree to pay the cost of the legal notice for advertising and the court reporter. Mrs. Smith said she would. **Motioned** by Joe Homan and **seconded** by Lisa Dull to set the fees at the Boroughs costs. All in favor, **Motion carried 3-0.**

Meadow Park Grant Opportunity: \$10,000 grant to be used to be a lasting benefit to young people and to include them in the design or implementation of the project, must be related to use of land for open space and/or passive recreation. This cannot be put towards parking lots. **Motioned** by Joe Homan and **seconded** by Lisa Dull to apply for the PECO Green Region 10th Anniversary Bonus Round for a grant to undertake the Trail Side Mural Project. All in favor, **Motion carried 3-0.**

Crossing Guard: Megan Newman has resigned as the crossing guard and Laura Leggett has been hired to fill the position for part-time seasonal Crossing Guard at \$18 per hour for up to five hours per week. **Motion** by Lisa Dull and **seconded** by Joe Homan to accept the resignation of Megan Newman and to hire Laura Leggett as the new crossing guard. All in favor, **Motion carried 3-0.**

Brake Retarders: PennDot approved the Brake Retarders for Main Street and Game Farm Road. We need to amend Chapter 163 Vehicles and Traffic; this Ordinance also governs Snow Emergencies. Signs will be ordered.

Perkiomen Avenue Winter Maintenance Agreement: The Borough Authority has asked that Council not extend our maintenance agreement with PennDot for Perkiomen Avenue for an additional five years. The Authority would prefer that PennDot be the primary winter maintenance provider and that they will continue to be the second provider to plow Perkiomen Avenue. **Motioned** by Joe Homan and **seconded** by Lisa Dull to rescind the motion by Council from the August 14, 2014 Council meeting. All in favor, **Motion carried 3-0.**

Stop Sign Flashing Lights: The two remaining flashing lights will go at Mine Hill Road and Highland Avenue.

Ambulance Company Correspondence/ Draft Agreements: Lower Frederick Ambulance is looking to merge with Plymouth Ambulance and is looking for Schwenksville to make a decision. The Borough would like to see in the draft agreement the following:

1. Length of the Term
2. Data Specs regarding Service
3. List of Hospitals
4. Schwenksville Borough will contribute to the ambulance corp., as designated in the yearly budget.
5. Terminate the agreement if Lower Frederick Ambulance closes.

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Chris Melville of 101 Woodland Avenue is concerned that not enough people were involved with the process of Lower Frederick Ambulance talks to merge with Plymouth Ambulance. Several surrounding Boroughs will not sign with Plymouth and Chris would like Schwenksville to reconsider signing the agreement. Mrs. Klepfer said that the Borough Solicitor would be reviewing the agreement with the terms stated above.

COMMITTEE REPORTS

HISTORICAL PRESERVATION COMMITTEE: No Report

REVITALIZATION TASK FORCE: There will be a Montgomery County Planning Commission Art on the Trails Summit Meeting October 1, 2014. The holiday lights for S. Main Street Project are not part of the grant. Ms. Miller and Mrs. Phillips are looking for ways to add the Christmas Lights at the South End in the future.

ACTIVITY COMMITTEE: The last Summer Concert was “Dog Bite Money” Wednesday August 20th.

PROPERTY COMMITTEE: No Report, however Ms. Miller asked Mrs. Klepfer to look into getting the new landscaping around Borough Hall weeded/mowed.

STREETS AND LIGHTS: School Lights on Second Street have been fixed.

PARKS AND RECREATION BOARD: Arthur’s Memorial Garden is completed. Rain Garden is completed.

OLD BUSINESS: None

NEW BUSINESS: None

NEXT MEETING: Thursday, October 9, 2014 at 7:00pm Borough Hall.

It was **motioned** by Joe Homan and **seconded** by Craig Dunham **to adjourn** the meeting at **9:31 pm**. All in favor, **motion carried**.

Respectfully Submitted,

Gail L. Phillips
Secretary