

# **BOROUGH OF EAST GREENVILLE**

## **BOROUGH COUNCIL MEETING MINUTES**

**August 26, 2014**

**Call to Order:** Mr. Pierson called the meeting to order at 7:45 p.m. with the Pledge of Allegiance to the Flag.

**Attendance:** The following Council members were present: Andrew Rock, Josiah Pierson, Ryan Pugh, Timothy Huff and Leon Steinert. Also present were Mayor Ryan Sloyer, Stephen Kramer, Solicitor, James Fry, Borough Manager, and Sharon Kachmar, Borough Secretary/Treasurer.

**Approval of Minutes:** A motion was made by Mr. Rock to approve the minutes of the August 4, 2014, meeting. Seconded by Mr. Pugh and unanimously approved.

**Visitors:** Michael Tannous, YMCA; Marley Bice, Montgomery County Planning Commission; Jon Leshner, Montgomery County Planning Commission; Allison Czapp, Town & Country; Tom Henry; Ann Henry

**Public Hearing:** Atty. Kramer presented **Ordinance 2014-04** to supplement Chapter 95 Zoning of the East Greenville Borough Code which adds a regulatory framework for the construction and operation of solar energy systems, geothermal energy systems and small wind energy systems. The Planning Commission working with community planners from Montgomery County worked on drafting this ordinance. The purpose is to promote safety, community-wide public health and welfare while maintaining the integrity and identity of the community. There was no comment from the public. Mr. Rock made a motion to pass **Ordinance 2014-04**. Seconded by Mr. Pugh and unanimously approved.

**Visitors:** Mr. Michael Tannous from the Upper Perkiomen Valley YMCA gave an update on the construction of the new facility in Upper Hanover Township which borders East Greenville Borough. He gave a brief history leading up to how the Upper Perk YMCA has merged with the Philadelphia Freedom Valley YMCA. The new \$18 million facility will include a 2-story atrium-style lobby, wellness center, three pools, gymnasium, child watch center, track, exercise room and various locker rooms. The anticipated opening is January 28, 2015. Mayor Sloyer asked if they intend to increase rates for memberships and programs to sustain the investment. Mr. Tannous indicated that family rates would increase about \$20/month. It is currently \$74.00. They also provide financial assistance. The plan is to eventually be filling in the outdoor pool located at the end of Second Street and perhaps make fields and hold camp there in the summer. There will be no changes to the baseball fields except to add a walking trail to the new facility. When Mr. Huff asked if they have any plans to put in sidewalks from Second Street, he was told it was not in their plans. Mayor Sloyer asked Mr. Tannous to inform the Borough if they decide to increase the athletic areas in the complex off Second Street so the Borough can be prepared for increased traffic.

Marley Bice, a community planner for Montgomery County Planning Commission, commended Council for proactively adopting the Renewable Energy Ordinance. Less than ten communities in Montgomery County have adopted a similar ordinance. Jon Leshner, environmental planner for Montgomery County, who works on sustainability for renewable energy systems, added that with a DVRPC Department of Energy grant they are looking at taking the next step which is looking at the permitting process and working with DVRPC and national consultants on how to streamline and have best management practices permitting solar energy. He shared that geothermal energy is perfect for this area, and we may see an increase in solar energy products in the future due to the decreasing cost of panels. Ms. Bice handed out a flier about Montgomery County's comprehensive plan entitled Montco 2040: A Shared Vision. The first draft is ready for review and comment at public meetings. Ms. Bice also gave Council a draft of the Sustainability Audit that she is working on with the Planning Commission. This audit

reviews East Greenville's zoning, subdivision and land development and stormwater management ordinances. Each ordinance is broken down into sections. Those sections receive a recommendation for sustainability which provides an explanation and benefits for each amendment and a timeframe for recommended action such as initial, intermediate or long term. This audit is not meant to provide the answers, but to identify opportunities. It does not include specific ordinance language. It also does not set priorities; it is a tool ready for Council to use to identify improvements and projects. Council agreed to review the audit and contact Ms. Bice with changes or questions.

**Police Commission Report:** Mayor Sloyer reported that the yearly pension MMO was approved. Two computers were authorized for purchase.

**Mayor's Report:** Mayor Sloyer reminded council about volunteering for Community Day. He also mentioned that PSAB has a conference in Gettysburg this October which would be beneficial for elected officials.

**Solicitor Items:** Atty. Kramer will confirm with Glenn Quinn at UMJA if he is able to attend the September 2, 2014, Borough Council meeting to discuss UMJA's request to treat waste from Blommer Chocolate.

Weis Markets in Pennsburg is being told by their auditor to charge tax on the borough bags they are selling for East Greenville. Atty. Kramer suspects that since we sold them the bags outright, they consider it their product to sell and therefore must charge sales tax. He suggests the most cost effective option is to just remove the bags. Mr. Steinert said he spoke with the local manager who claims another Weis in the area doesn't tax borough bags, but the Pennsburg Weis is being told by a new auditor in their corporate office that they must access the tax. Council discussed various options such as changing how bags are sold to Weis, approaching another East Greenville business about selling bags or just discontinuing them at Weis. It was decided to send a letter to Weis from the office telling them the bags should be considered a nontaxable purchase. Sharon Kachmar will be the contact person with Weis Markets.

Concerning the CDBG grant for Arlington Street, Atty. Kramer advised that easement agreements have been mailed to residents on Arlington Street.

**Water Committee:** Nothing to report.

**Zoning/Planning:** Nothing to report.

**Road Committee:** Nothing to report.

**Finance Committee:** Cowan Associates recommends a \$35,164.80 escrow release to Hoff Properties based on site observations and inspections at 413 Jefferson Street. Mr. Rock made a motion to release \$35,164.80 of the Hoff Properties Escrow, seconded by Mr. Pugh. Roll call vote: Mr. Rock - aye, Mr. Pugh - aye, Mr. Pierson - aye, Mr. Huff - aye, Mr. Steinert - aye. Motion carried.

In connection with the motion made at the February 10, 2014, Borough Council meeting for the new truck purchase, the financing company requested it be reworded. Mr. Rock made a motion to purchase the new dump truck from Del-Val International for approximately \$114,255, seconded by Mr. Pugh. Roll call vote: Mr. Rock - aye, Mr. Pugh - aye, Mr. Pierson - aye, Mr. Huff - aye, Mr. Steinert - aye. Motion carried.

**Personnel Committee:** Grant Boyer submitted a letter of interest in filling the vacancy on the UMJA board. It will be considered at the next meeting. Atty. Kramer was asked to make sure there is no conflict in the Borough Code for allowing an employee to serve on this board.

**Property Committee:** The Community Revitalization Grant Agreement for the parking lot expansion project was received from Montgomery County Department of Housing & Community Development. Mr. Pierson made a

motion to approve the parking lot agreement, seconded by Mr. Rock. Roll call vote: Mr. Rock - aye, Mr. Pugh – aye, Mr. Pierson – aye, Mr. Huff - aye, Mr. Steinert - aye. Motion carried.

Two companies approached the Borough about purchasing the lease on the cell phone tower. Council agreed to maintain the lease and decline the offers.

**Recycling /Waste Mgmt Committee:** Nothing to report.

**Sewer Authority:** Mr. Pugh remarked that at a specially-advertised UMJA meeting they hired another financial advisor for their plant expansion project after the current bank advisor disclosed a potential conflict in representing UMJA’s interest and the buyers of the bonds.

**Revitalization:** Mr. Pierson announced that the Upper Perk Valley Association is merging with Love Upper Perk organization established by Scott Roth. The same people will be organizing the parades but gaining Mr. Roth’s community organizer skills.

**Regional Planning:** Nothing to report.

**Emergency Management:** Nothing.

**Borough Manager Updates:** None.

**Correspondence:** Michael Hoch addressed Council in an email regarding a proposal to change waste collection. He recommended stickers rather than bags. Council discussed that the 33 gallon bag is in our ordinance as the standard and only option for the community.

**Motion to Adjourn:** Being no further business, Mr. Rock made a motion to adjourn the meeting, seconded by Mr. Pugh. Meeting adjourned at 8:40 p.m.

Submitted by:

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Sharon Kachmar, Secretary/Treasurer