

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PA 19454

MEETING: June 23, 2015 7:01 P.M. EST

CALL TO ORDER made by President Michael McDonald

ROLL CALL:	Michael McDonald, President	Present
	Christine Hart, Vice President	Present
	Jim Cherry	Present
	Sally Neiderhiser	Present
	Daniel O'Connell	Present
	Ed Redstreak	Present
	Jim Sando	Present
	Paula Scott	Absent
	Mark Tarlecki	Present
	Greg D'Angelo, Mayor	Present

Also in attendance were Chief Alex Levy and Borough Solicitor Greg Gifford.

President McDonald led the Pledge of Allegiance.

Public Comment

Jane Keyes, the owner of TexMex at 201 E. Walnut Street, asked about the status of the proposed committee, consisting of business owners and Borough Council. President McDonald stated nothing has been done yet, but he will be working on forming that committee shortly. Vice President Hart stated there will be further discussion on Triad, and maybe we could do the two together.

Mrs. Keyes thanked the Borough for making temporary repairs to Tenth Street for the 5-K race.

Approve Minutes: March 24, 2015, April 14, 2015, and April 28, 2015

Member Tarlecki made a motion to approve the minutes of March 24, 2015, April 14, 2015 and April 28, 2015. Member Neiderhiser seconded the motion. Motion passed 8 yes, 0 no.

Disbursements: \$25,696.07

Manager DeMeno gave a brief overview of the bills to include Boucher and James, engineering, and 21st Century Media, advertising.

Member Hart made a motion to approve the disbursements in the amount of \$25,696.07. Member Redstreak seconded the motion. Motion passed 8 yes, 0 no.

Resolution: Authorizing the Borough Manager to Sign Safe Routes to School Documents

Member Hart stated that she believed that they already had a resolution that did not specify a name. She asked if this was the reason they were doing this. Manager DeMeno stated that the current resolution did have a specific name. This new resolution is exactly the same, except it names the Title as being authorized, rather than a specific name, so Council does not have to do this again. Member Tarlecki asked if they need to have a name or only a position title. Member Hart asked if they should have the resolution say “Manager – appointed by Council”, or is that just a given. It was agreed that it is a given.

Andrew Berenson, 439 Washington Avenue, asked that in the event that the Borough Manager is unable to sign, is there alternate person that can sign the documents and does that need to be addressed. President McDonald stated that protocol states that in the event the Manager cannot sign documents, then either the President or Vice President of Council may do so per Borough Code. Member Hart stated in the event that the Borough Manger is incapacitated, then that would happen.

Sal Amato, 201 S. Tenth Street, asked what the Safe Routes to School is. Manager DeMeno stated that it is a Federal Grant Program that provides funds to add or repair sidewalks in areas around schools that either doesn’t have them or are in bad shape and need to be re-done. President McDonald stated this is a Federal Grant Program, which has been in effect for four or five years now, for a safe route to school designation in the area around Saint Rose School and Prospect Avenue. It has been one delay after another and now it is progressing.

Manager DeMeno stated it is so the Borough can proceed with different steps of the process, ie: Right of Ways, etc. Member Hart stated this allows the manager to sign requests for funds or subsidies or anything associated with the grant and act as the administrator on the Borough’s behalf.

Member Redstreak made the motion to authorize the Borough Manager to sign the Safe Routes to School documents on behalf of the Borough. Member Hart seconded the motion. Motion passed 8 yes, 0 no.

Discussion: Borough Hall Tree Work Estimates and Job Award

Manager DeMeno stated that “Job Award” is probably a little preliminary. There is some moderate to major work that needs to be done and this will give you an idea of the cost. President McDonald asked if this was more of an update. Manager DeMeno responded yes.

Member Hart said it is important to know that we did obtain three quotes and have done our due diligence. She asked Manager DeMeno to get estimates for Weingartner Park as well. She also asked if the Borough had received funds from the Recycling Commission for 2015 and how much. Manager DeMeno stated the Borough did and it was slightly less than \$7,000.00. Member Hart asked if the Borough had any extraordinary requests from the Park and Recreation Department. Manager DeMeno stated the only thing spent out of there was \$1,000.00 for the baseball concession stand sponsorship. Member Hart stated she believed there was a roll over balance. Manager DeMeno stated yes there is and anything the Park and Recreation has done comes out of the Recycling Fund. Member Hart stated she thought it might be prudent for Council to have these three companies look at the parks, especially Weingartner, and perhaps add whatever needs to be done and take a look at it again. President McDonald stated he thought that was a good idea to have a more comprehensive look into the matter. He stated he was concerned about a dead tree in Weingartner Park and asked if it had been taken out. Member Cherry responded no. President McDonald said he would like to see that tree acted on sooner, rather than later, fearing that it may be a danger. He asked that the tree companies take a look at that tree as soon as possible. Member Hart agreed stating that Weingartner Park is utilized the most. Member Tarlecki stated that the Borough has a big event coming up in the next few weeks. President McDonald stated the 4th of July is coming; he did not want to be giving out hot dogs and have someone get hurt. Member Hart stated she felt the dead tree in Weingartner Park should be taken care of as soon as possible if it is under the threshold. Council members agreed. Manager DeMeno asked if they wanted just that specific tree done. He said he did get an estimate on that specific tree, which was approximately \$1,500.00. He said he would get two more estimates and have the tree taken care of.

Discussion: DocStar Document Management System

Manager DeMeno said he had a gentleman here to describe what the management system is. It would cost us approximately \$3,200.00 a year for a five year period. President McDonald stated that everyone else is here for a presentation and asked Council if this was something they wanted to really think about for next year's budget. Member Tarlecki stated we don't have anything in the budget right now to actually begin, so this needs to be planned for. He asked Manager DeMeno if this was their base price. He said initially they were going to set it up, do some copying or whatever and then teach you or the staff how to do it. Member Hart stated that locking into a five year contract and breaking it out into a sixty month it actually costs closer to \$500.00 a month. She said that overall it is about \$22,000.00 to \$24,000.00 over five years. President McDonald said it has been said many time that we have original records here and historical documents, and it would be wise on our part to preserve them. Member Hart said another concern in addition to it not being budgeted, is when we do execute this service we need to make sure that the first six months to 12 months of the contract is utilized. She stated it takes time and preparation to decipher what documents are ready, where they are located, how they are going to be scanned and what is going to be made a priority. Member Hart said she would hate to execute the contract in January and not start using it until it is a year old. President McDonald stated that maybe Dan could work with the

Historic Commission. Member Hart stated maybe it could be a project for one of the staff members.

Sal Amato, 201 S. Tenth Street, asked if the subsidies from the Federal and State Government are guaranteed, meaning that if the Borough locks into a five year contract, if in year three or four the Federal Government changed it's mind or if the State changes it's mind, are we on the hook. Manager DeMeno stated his understanding is that when we sign that document, they will not be able to change it; regardless what happens, but he can get confirmation. Mr. Amato stated that his question is, when you say a subsidy, who is paying for that. Manger DeMeno stated that they get reimbursement through Federal or State programs. Member Hart stated that her understanding is that they went through a bidding process through the State of Pennsylvania, which is then subsidized by the Federal Government. COSTAR has been awarded the bid for any local municipalities that utilize the service.

Certificate of Appropriateness: 308 W. Walnut Street

Member Tarlecki asked if there were any plans to review. Manager DeMeno stated there were no plans submitted for this application. Member Hart read the HARB recommendation, which stated that all of the qualifications for replacing windows had been met.

Member Tarlecki made the motion to approve the Certificate of Appropriateness for 308 W. Walnut Street, which is for replacement windows. Member Redstreak seconded the motion. Motion passed 8 yes, 0 no.

Appointment: David Caracausa to HARB

President McDonald stated that he did not recall seeing a letter of interest from Mr. Caracausa. Manager DeMeno stated that this was visited by Council before and there was a discussion about getting a letter of intent. He did get a letter of intent and a listing of his qualifications. So we just have to make a decision. Member Hart asked if Mr. Caracausa was here. President McDonald responded he is not. Member Redstreak asked if they had gotten information on this gentleman previously. Member Redstreak asked if anyone had seen it. He further stated that they had made it clear that they were not going to make appointments. Manager DeMeno stated they received it last week electronically. Member Redstreak apologized, stating he did not see it. Several other Council members stated they did not see it either. President McDonald stated everyone would feel more comfortable if this was pushed back to the next meeting. He directed Manager DeMeno to re-send all of the information on Mr. Caracausa to all Council members.

Member Hart said she knows that Mr. Caracausa has a home from the late 1700's to early 1800's that has been extensively renovated and he is in the building field. He is certainly qualified. He is an Upper Gwynedd resident, which does not necessarily mean he cannot be on HARB. I feel there would be more times that he would have to recuse himself

because of a conflict of interest, than being an asset to HARB because of his involvement with several developments in the Borough. This is about the fourth time we have had Mr. Caracausa on the agenda in some form or another and I don't want to string him along. Member Hart stated she felt they should take a vote or seek a new person. Member Tarlecki stated that he needs to see the qualifications and Mr. Caracausa needs to be here in order for him to vote. He said at this point he would vote no because he does not have his resume and Mr. Caracausa is not here. Member Sando stated he agreed with Member Hart that there are too many conflicts with this appointment. He said whether I have the information or not, at this point my vote would still be no. Member Hart stated that if Mr. Caracausa submitted his resume and his credentials, she assumes that he was notified that he would be on the agenda for this evening and he is not present. Member O'Connell asked if Mr. Caracausa was told about the meeting. Manager DeMeno stated that Mr. Caracausa was told the appointment would be on the agenda. Member Redstreak asked if anyone present was representing Mr. Caracausa. No one responded. President McDonald stated that there would be a roll call vote.

Member Hart made a motion to appoint David Caracausa to HARB. Member O'Connell seconded the motion. A roll call vote was taken with Members O'Connell and Neiderhiser voting yes, Members Tarlecki, Hart, McDonald, Cherry, Redstreak and Sando voting no. The motion did not pass.

President McDonald instructed Manager DeMeno reach out to Mr. Caracausa and thank him for his interest and to contact HARB and let them know. Member Hart stated that Mr. Caracausa was certainly welcome to come to Council and present his case. Member O'Connell stated that some people voted against Mr. Caracausa because they did not have his qualifications in front of them, and some people voted against him because they did not want him no matter what. He said with those two mixed together, Mr. Caracausa did not have a chance. A discussion ensued regarding the distribution of Mr. Caracausa's information and his possible conflict of interest.

Member Redstreak asked how many we are down on HARB right now. President McDonald stated just one vacancy, a real estate broker. Member Tarlecki stated there was a lot of confusion on what he was representing and the fact that Mr. Caracausa has not been here in front of us. He said that he knows that Manager DeMeno has a letter that Council really should have received. It is a pretty important position to put in place here. I know we always have residents that come in to be part of committees and they show up. So somebody like this gentleman really should be here.

Joanne Mathews, 421 Shearer Street, said that previously it was always a Borough resident that filled the position. It was Bill Pugliese and then I and neither one of us represented a builder. Member Redstreak stated there has got to be some other realtor out there. Mrs. Mathews stated that it has to be a broker.

Sal Amato, 201 S. Tenth Street, said he is concerned about making those kinds of decisions based on what activities people have in the Borough. Mr. Amato stated he saw no reason why we should have those kinds of discussion as to what a person does or is

involved in, unless it is a detriment to the Borough. He stated he wondered if someone could come back legally. President McDonald stated he did not care how many businesses the man is involved in, he has not been here in three meetings. Further discussion ensued. Member Sando stated that he did not think the vote was about Mr. Caracausa's occupation. Member Hart stated that ironically he has to be a broker to even be considered and we have to have certain people in certain careers to be appointed.

Discussion: Retaining TRIAD Associates for Community Redevelopment Assistance

Manager DeMeno said we had Triad out three meetings ago regarding planning and other projects within the Borough. This would be something specifically budgeted for 2016 if we decide to do it.

Member Sando said he did not know enough to form an intelligent decision. Member Cherry asked if they had anything new to present. President McDonald said he thought the idea behind the initial presentation was to see if we were interested in hearing more and I feel that we are. I think based on some of the business people that I have talked to, that there is an interest in hearing a specific plan. Member Tarlecki stated that perhaps Manager DeMeno could meet with Mike Fellmeth, and report back to Council. Manager DeMeno stated Mr. Fellmeth was more than willing to come back. President McDonald stated he thought it would be more effective if we had the meeting with Mr. Fellmeth, the BBA and Manager DeMeno, to get an idea of what we want to hear and then have them come back and present that to us.

Rosemary Schlegel, 301 W. Montgomery Avenue, said she asked him how much it would cost and he could not give a dollar amount. Manager DeMeno stated it was his understanding that it was as much as we wanted to budget. They would work within our budget. Mrs. Schlegel stated then you should tell him what you want done, so he can give us an amount, because I think that is important for the residents to hear.

Member Hart stated she thinks we need to define what we are looking for and what our needs are before we can expect him to put a price on his services. President McDonald stated that he agreed. Member Hart stated that at the next meeting, maybe we can work on forming the sub-committee for the Council-Business Owners Committee to lay some things out to start the ball rolling.

Donna Mengel, 427 S. Main Street, asked why Council did not consider having all of the meetings open to the public, whether they meet during the day or the evening. It should be open and not just driven by the business community, the Council or anybody. President McDonald stated that was the intent of the Committee, to have it open to everybody.

Jane Keyes, owner of TexMex, stated that she also pays taxes in this community. She stated it does not take a brain surgeon to take a walk down town and realize our business district is really in trouble. The BBA meetings are open to anyone; you do not have to be

a business owner. They are held every two months. The current involvement is minimal; it is always the same people at the meetings. It is always the same people doing something. I think an important part of the community is a thriving business district that adds to the viability of the community. Our community is in big big trouble with that. We see more and more stores closing up and candidly, who wants to open a business here? If I were opening my business today, I don't know if I would choose North Wales Borough. I would like to think that Tex-Mex brings a lot to the community. I am not afraid of other restaurants. I take a look at what Ambler has done. I'll tell you right now that I do not think the business community can do it on its own. We need leadership and guidance. I don't know that there is a lot of grant money, but perhaps there are low interest loans, but somebody needs to pull it together as a team to move ourselves forward in a way that's satisfactory to everybody.

President McDonald stated that he would like the Borough to host the meetings here. The doors will be open. We will supply whatever we need and maybe that will make it easier. They may not be at 4:00 P.M. in the afternoon, but maybe at 8:30 A.M. in the morning so people can go in before their office.

Member Hart said we have discussed this meeting after meeting. Everybody knows what needs to be done and can identify the problems, but to fix them is the problem. We need to be the facilitator. The business owners and all members of the community have to join together or nothing happens.

Jane Keyes said there is a Community Day Meeting on July 1, at Tex-Mex at 4:00 P.M., if anyone wants to come to that. It is usually the people that attend the BBA meetings that come to the Community Day meetings. This is a good time to bring that up, so that anyone who wants to can come to that meeting. Mrs. Keyes stated that the BBA only meets every other month and you cannot get a lot accomplished when you meet every other month.

President McDonald said that is why he thinks if the Borough is involved, we could host a meeting more frequently. Mrs. Keyes stated that she thinks another part of the problem is, if you have space to rent or space to sell that you are not necessarily concerned with what kind of business you are putting in. Donna was very good about looking to find something she thought would be good for the Borough. She looks for something a little different, something the Borough needs, as opposed to just renting to a tenant who is going to pay rent. President McDonald stated they would try to get this started.

Joanne Matthews, 421 Shearer Street, ask if Triad would work in the capacity of a person who brings life back into a community. President McDonald said that what he understood from the initial presentation was that he would work within the framework of the Comprehensive Plan and would come up with ideas based on what we provided. They do not act as a Main Street manager, they find the funding. Mrs. Matthews stated she believes we need to make that a priority and that we do want our community to be viable.

Andrew Berenson, 439 Washington Avenue, asked if the board is interested in setting up at least a temporary Committee, with the Borough as an overseer or is that more bureaucracy and not worth it. President McDonald stated that not to make light of it, but most things are a bureaucracy. He said he would like to start by getting all of the community business people together. Mr. Berenson stated he was talking about a special committee within Borough Council that could keep an eye on things. President McDonald stated that type of Committee could be a problem. For example, if Ward 1 gets a great new business, how do you know that I did not push for that business to be in Ward 1.

Rosemary Schlegel said she thought what we need more than Triad is a person specifically hired to recruit businesses for our community. She believes that Triad will not be recruiting business, but will try to develop areas.

President McDonald stated that if they could find funding to hire such an individual, without siphoning money from the Borough that would be great. Member Hart stated that years ago we had the COP program where we hired police officers on grant money. So there are programs out there if we have a plan and can show that we are able to execute it. There may be subsidies to fund that particular person to facilitate that plan but we cannot put the cart before the horse. We need to have a plan, know what we are going to apply for and say this is what we need. We need a facilitator to market this plan. We can meet until we are blue in the face, but it takes action and money. We have a very small tax base with very little new revenue coming in.

A discussion ensued regarding business owners attending meetings. Member Hart said sometimes it is extremely difficult to go after hours because they have other responsibilities.

Zoning Application - 501 E. Walnut Street

Manager DeMeno said there will be a Zoning Board Hearing on July 7th at 7:00 P.M. in the gym at St. Rose of Lima Church, as there will likely be a need for more seating. He said they are seeking three variances; permitted use, height and lot area. The plans call for a ten house development, each being 3 stories at a height of 35 feet. The lot area and impervious surfaces would also be higher than allowed by our ordinance. A discussion ensued regarding height, garages and items not shown on the plans.

Manager DeMeno stated they are going to have two car garages off of both Fifth Street and Sixth Street. Manager DeMeno stated that the driveways are not marked on these plans. Member Hart said with the increased impervious surfaces and not seeing any place for off-street parking, when the plans all say "yard", my fear is they are expecting to utilize street parking. President McDonald asked Manager DeMeno if the plan was to divide the lot into ten separately deeded townhomes and are they asking for relief on these issues and then they would then have to go before land development, with zoning being the first thing. Solicitor Gifford then proceeded to explain the plan review procedure.

Perry Francis, 125 W. Walnut Street, compared this to the lot across from Wawa. He said they buy something and then try to squeeze whatever they can in. They know what it is when they buy it. President McDonald stated that zoning permits 4 twin homes or 8 townhomes on the lot. Now it looks like they want to divide it up and put 10 townhomes there.

President McDonald stated that zoning board would be advised of Council's opinion regarding the zoning request. He said he does not know if he is in support of it until the land development plan is done. Manager DeMeno stated that this is just for the zoning variances. President McDonald stated that they have no opinion at this point. He would encourage the Zoning Hearing Board to do their due diligence to make sure they get this completely right.

Andrew Berenson asked if the Council would consider sending the solicitor to the Zoning Hearing. Member O'Connell stated he thought it would be a good idea to have the Borough solicitor there.

Member O'Connell made a motion to send the solicitor to represent the Borough at the zoning meeting on July 7th at 7 P.M. Member Tarlecki seconded the motion. Motion passed 8 yes, 0 no.

Old Business/Committee Reports

Member Hart asked Manager DeMeno if there was an ordinance pertaining to a Junior Council Member. Manager DeMeno stated there was nothing on the books for a Junior Council Member program. Member Hart instructed Manager DeMeno to contact the PA Association of Boroughs, who sponsors the program; they should have a template of an ordinance or a resolution. After implementing the ordinance, I would like to offer the program to any resident. She requested that it be placed on the next agenda. Manager DeMeno stated it was his understating that the template was a resolution.

Personnel Committee - President McDonald said the committee will be meeting with each of the employees to discuss any problems and make sure there is an open conduit for discussion. He stated they had the opportunity to sit down with Gerry and Dan. As schedules permit, they will be talking with the rest of the staff.

Solicitor/Mayor/Council/Manager

Solicitor Gifford said the sign ordinance has been updated. The size and off premise signs are covered. We do not have to do any additional modifications. He stated he had two items for executive session; one is personnel and the other is a matter of potential litigation that will require action.

Mayor D'Angelo stated that Saturday, September 12th from 9-12 P.M. will be a community day of service. It is being sponsored by all of the churches, with St. Peter's Church taking the lead. He said as they were going through the bills the cost of

advertising reminded him of something. Last year Boroughs statewide spent \$23 million for advertising costs. The PA Association of Boroughs would like to explore getting the law changed so that e-mails and web sites would qualify, rather than having to advertise in the newspaper, so Boroughs could get some relief.

Member Tarlecki asked if a letter was sent to the owners of 501 E. Walnut Street about their grass. Manager DeMeno stated a letter was sent. He stated that he also spoke with the owners personally and the matter should be taken care of by the end of the week. He stated that if it is not taken care of, a citation would be issued.

Member Hart stated the 4th of July Parade, which is sponsored by the NWCBA, will be the 12th Annual 4th of July Parade and will begin at 11:00 A.M. and the lineup begins at 10:30 A.M. in the Action Karate parking lot. The parade ends at Weingartner Park, where there will be a Country Picnic, with games and music. The hot dogs are sponsored by the BBA. Member Hart asked that a thank you be sent to the North Wales Water Authority for their cooperation in withdrawing their zoning request. It was very nice of them to do that and they should get credit for initiating that.

Member Cherry stated that one of the residents told him that the water fountain that is used for dogs in Hess Park is broken.

Manager DeMeno stated the Borough is in the preliminary stage of reviewing plans for 432 Shearer Street. He stated it is his understanding that there will not be a need for variances for what they plan to do.

Chief Levy stated that the Civil Service Commission authorized the police department to participate in the Consortium examination on August 22, 2015. We do not currently have any full time openings, but this will help us establish a list in case we do. Chief Levy stated that the list is generally good for a year, but it can be voided or it can be extended. If it is extended, it will be done by Civil Service Action.

Member Hart made the motion to adjourn the meeting. Member Sally Neiderhiser seconded the motion. Motion carried 8 yes, 0 no.

The meeting adjourned at approximately 8:30 P.M. per Manager DeMeno.

Attest: _____
Daniel DeMeno
Borough Manager