



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454
Phone: 215-699-4424 • Fax: 215-699-3991
<http://northwalesborough.org>

COUNCIL MEETING Tuesday, October 10, 2023 – 7:00 P.M.

Salvatore Amato
Sherwin Collins
Anji Fazio
Alexander Groce
Brittany Kohler

Wendy McClure
Sally Neiderhiser
Mark Tarlecki
Sarah Whelan
Neil McDevitt, Mayor

Call to Order, Date and Time Roll Call Pledge of Allegiance

1. Public Comment

2. Proclamation: John Strobel Day

2. Consideration: Acceptance of a Donation from Tex Mex Connection to North Wales Police Department.

3. Consideration: Approval of Minutes: September 26, 2023

4. Old Business / Committee & Board Reports / Zoning Applications

5. Solicitor / Mayor / Council / Chief / Public Works / Manager

Adjournment

All interested parties may participate on the date and time noted above and when called upon by the Council President. The public may also submit questions or comments prior to the meeting by e-mail to info@northwalesborough.org; these must be received no later than 12 Noon on October 10, 2023. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to info@northwalesborough.org.

Mayor's Office Hours:

2nd Tuesdays

5:00 P.M. - 7:00 P.M.

Monthly Meetings Information:

HARB	3 rd Wednesday of Month
Historic Commission	4 th Thursday of Month
Human Relations Commission	3 rd Thursday of Month
Nor-Gwyn Pool Commission	2 nd Thursday of Month – 7:30 P.M.
Park & Recreation Board	2 nd Thursday of Month
Planning Commission	1 st Wednesday of Month
Shade Tree Commission	2 nd Thursday of Month
Zoning Hearing Board	1 st Tuesday of Month, as needed.

All the above meetings begin at 7 P.M. at Borough Hall, unless noted otherwise.

North Wales Water Authority	3 rd Wednesday of Month 5:00 P.M., 200 W. Walnut Street
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Please note: The meeting is being digitally recorded.

Proclamation



WHEREAS: John Strobel, a vital part of North Wales Borough, is living with primary progressive aphasia;

WHEREAS: John is a native of our borough and was deeply involved in many facets that make our community a beautiful one to live in;

WHEREAS: John worked his way up through the North Penn School District to retire as a Manager of Support Services – virtually no space in any of our schools was untouched by John in his long career there and his care for our students is evident;

WHEREAS: John served as an officer, Board President, and is a Life Member for the North Penn Volunteer Fire Company;

WHEREAS: John served on North Wales Borough Council in two stints, from 1988-1993 and 2000-2001;

WHEREAS: John also served on the North Wales and North Penn Water Authority Boards. He ultimately served as Chair of the North Penn Water Authority and is appreciated as a caring and hard-working person who served with dedication;

WHEREAS: John is a man of deep faith. As a member of Trinity Lutheran Church, he shared his faith in many ways: Worship assistant coordinator, Feast community meal volunteer, Code Blue Homeless Shelter volunteer, energy management team member, and an adopt a highway volunteer;

WHEREAS: John is not making this trip alone. He is joined by his devoted wife Karen and their children Jack, Henry, and Rachel as they navigate this tough time together along with all their family, friends, and community supporters;

WHEREAS: Small communities like North Wales Borough exist and thrive because of the commitment of people like John Strobel to step up for the purpose of making a genuine difference in the Borough;

NOW THEREFORE, I, Neil McDevitt, Mayor of the Borough of North Wales, Pennsylvania, do hereby proclaim today, **October 7, 2023**, to be **John Strobel Day in North Wales Borough**. I encourage all citizens to support their local communities in John's example with selfless service to others and honor John's family's by reaching out to those who provide care for our Borough's family members, friends, and neighbors in need, to honor and thank them.

A handwritten signature in blue ink, appearing to read "Neil McDevitt", is written over a horizontal line.

Neil McDevitt, Mayor
North Wales Borough
October 7, 2023

**BOROUGH OF NORTH WALES
RESOLUTION 2023-057
A RESOLUTION TO ACCEPT A DONATION FROM TEX-MEX CONNECTION**

NOW, THEREFORE, BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES hereby accepts a donation in the amount of \$2,500.00 from Tex-Mex Connection to the North Wales Police Department.

ADOPTED this 10th day of October, 2023.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: _____
Salvatore Amato, President

ATTEST:

Christine A. Hart, Secretary

BOROUGH OF NORTH WALES
300 SCHOOL STREET
NORTH WALES, PENNSYLVANIA

MEETING: September 26, 2023, 7:00 P.M., EST

CALL TO ORDER made by President Amato.

ROLL CALL:	Salvatore Amato	Present
	Sherwin Collins	Present
	Anji Fazio	Present
	Alexander Groce	Present
	Brittany Kohler	Present
	Wendy McClure	Present
	Sally Neiderhiser	Present
	Mark Tarlecki	Present
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

Also, in attendance were Gregory R. Gifford, Esq., Borough Solicitor, Alex Turock, Assistant Borough Manager, and David Erenius, Chief of Police.

President Amato led the Pledge of Allegiance.

Swearing-In: North Wales Police Officer Patrick O'Connor

Chief Erenius provided background information on Officer O'Connor.

Mayor McDevitt swore in Officer O'Connor. Council welcomed him and thanked him for choosing to serve the Borough. Mayor McDevitt commented that swearing in officers is the best part of his job, next to doing weddings.

Public Comment

Andrew Berenson, 439 Washington Avenue, asked if there was any action taken after the executive session following the last Council meeting. Solicitor Gifford answered that there was no action taken at the executive session.

Discussion: Hazardous Waste Cleanup – EPA Presentation

Andrew Clibanoff and Alizabeth Olhasso from the Environmental Protection Agency presented the history of, and proposed remedy for a corrective action facility, located at 320 Elm Avenue, North Wales. The EPA is proposing putting land use restrictions on the property to address vapor intrusion. Another option would be to install a mitigation system in future buildings. Mr. Clibanoff fielded several questions from council to narrow down the nature of the waste, and clarification of the contaminated area, and details on the proposed remedies. Mr. Clibanoff stated multiple times that there is no threat to the public from this site.

Mark Mintzer, 320 Elm Avenue, asked why there was a discrepancy regarding why this wasn't cleared from the EPA in 1992 when the PA DEP cleared the site for contamination. Mr. Clibanoff answered that he wasn't sure of the exact answer, but that it can sometimes take a long time for these issues to be cleared.

Jim Cherry, 320 Elm Avenue, voiced concern that the owners of the property should not have a land use restriction on their property, instead the prior owner, Greene Tweed, should be mandated to clean up the issue.

Ann White, 320 Elm Avenue, commented that the owners of the premises want Greene Tweed named in the corrective action, since they were the owners at the time of the contamination. Mr. Clibanoff answered that the reason Greene Tweed is not named is because they no longer have any control over the site since they are no longer owners of the site. Solicitor Gifford commented to explain that current Federal law says that the landowners can sue the prior owner/polluter if the site needs to be remediated.

Mr. Clibanoff and his colleague chose to continue the conversation with property owners in private. Solicitor Gifford explained that the reason for this meeting tonight was so that Council could ask questions regarding the site and confirm that the contaminant is very low and that it only affects the site and there is no danger to other residents.

Discussion: Volunteer Medical Service Corps (VMSC) Presentation

Chief Shane Wheeler gave a presentation breaking down information regarding the financial status and the various challenges that the VMSC faces in funding and sustaining their operation. The VMSC is asking for each municipality to provide 0.14 mil of taxes to help sustain their services.

President Amato asked if they currently receive any funding from other municipalities. Chief Wheeler confirmed that they received funds last year from Montgomery Township and Towamencin Township. President Amato asked if they receive a milage from any municipality. Chief Wheeler confirmed they do not currently receive municipal tax milage. Member McClure thanked the Chief for his presentation. Mayor McDevitt asked if there was a subscription rate that would change the need for municipal funding. Chief Wheeler answered that it would be about 16-20%, but this would be fleeting because of population changes and that he thinks municipal funding would be more sustainable. Member Kohler asked if the subscriptions are monthly or yearly and how they are advertised. Chief Wheeler confirmed the subscriptions are yearly and they do social media advertising, community events, and direct mail donor campaigns.

President Amato thanked Chief Wheeler for his presentation and commented that their services are valued and appreciated. Chief Wheeler thanked the Borough and commented that they are fortunate to work with North Wales Borough.

Consideration: Approval of Certificate of Appropriateness: 136 S. Main Street

Manager Hart confirmed that 136 S. Main Street is TBGHealth and they are applying for a new sign in the Historic District and it was approved by HARB as presented.

Member McClure made a motion to Approve the Certificate of Appropriateness for 136 S. Main Street. Member Groce seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of 2024 Non-Uniform MMO

Manager Hart explained that this estimate is based on full-time non-uniform estimated 2024 payroll. The total amount is \$17,577.00.

Member Fazio made a motion to Approve the 2024 Non-Uniform MMO. Member McClure seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of 2024 Police MMO

Manager Hart explained this is for the police pension for all sworn, full-time officers including the Chief. Manager Hart explained this is done through actuarial consulting and since the market has not produced well in the past few years, there was a significant downfall in the pension fund. The actuary and Manager Hart reviewed several options and are recommending that Council approve 6% with a 3-year asset smoothing to help smooth out the deficit. Manager Hart reviewed the details of the recommendation.

Member McClure made a motion to Approve the 2024 Police MMO. Member Kohler seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval to Submit Local Share Account Grant Application

Manager Hart reviewed that Assistant Manager Turock has been researching the LSA Grant Application which requires no match from the Borough. This funding would be for the procurement of Public Works vehicles including a dump truck, a new Public Works pickup truck, a street sweeper, and all vehicle attachments. President Amato asked when the time frame would be for grant approval. Assistant Manager Turock responded it would be in late 2024.

Member McClure made a motion to Approve to Submit Local Share Account Grant Application. Member Kohler seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Minutes: September 12, 2023

Member McClure made a motion to approve the minutes from September 12, 2023. Member Whelan seconded the motion. Motion passed 9 yes, 0 no.

Consideration: Approval of Disbursements: \$165,299.99

Manager Hart reviewed the bill list.

Member McClure made a motion to approve paying the bills. Member Fazio seconded the motion. Motion passed 9 yes, 0 no.

Old Business / Committee & Board Reports / Zoning Applications

Manager Hart announced that there was a pre-construction meeting with CM-3 regarding construction at the North Wales Arts & Cultural Center and the architect is working on creating final selection boards.

Manager Hart summarized the minutes for the Parks & Recreation Board and shared the Parks & Recreation calendar for 2024. Manager Hart also shared that Parks & Recreation will be working on cleaning out Walnut Square Park.

Manager Hart shared that there is a pending zoning application for 515 East Prospect.

Solicitor / Mayor / Council / Chief / Public Works / Manager

Solicitor Gifford confirmed there will be a brief executive session to discuss a personnel matter and that Council will have to reconvene to vote on a recommendation and list from civil service for a new full-time emergency hire police officer.

Mayor McDevitt thanked the volunteers and staff who are working so hard to make Community Day successful.

Member Kohler echoed the comments from Mayor McDevitt and thanked everyone.

President Amato recognized all those that serve our community.

Chief Erenius commented that the Police Department purchased two new speed signs. The one is on 10th Street and the other one is on Elm Avenue but will be moved frequently. Member Whelan thanked Chief Erenius for these signs and for the police presence.

Manager Hart commented that Public Works is very busy preparing for Community Day and that this will be one of our biggest years for Community Day due to having over 100 vendors and over 10 food and drink vendors. Manager Hart reminded Council of the North Penn Volunteer Fire Company Chili Cookoff and said they are asking the Borough to be a sponsor. Manager Hart commented that there are still Boards and Commissions vacancies being advertised. The library is sponsoring a Flu Shot clinic on September 27 from 1-3pm. The Borough's Association Dinner is Thursday night and is \$10 at the door for anyone who still wants to attend. Community Day is on Saturday with record breaking sponsorship. Parks and Recreation will be holding a Jack O' Lantern Crawl on October 28th. Holiday Marketplace will be November 18th at the Library. SavvyCitizen is still available for community updates and the Borough has recently joined Instagram.

Member McClure made a motion to support the North Penn Volunteer Fire Company Chili Cook-off with a donation of \$500.00. Member Neiderhiser seconded the motion. Motion passed 9 yes, 0 no.

Adjournment

Member McClure made a motion to adjourn. Member Fazio seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 8:59 P.M.

Council reconvened at 9:14pm

Member McClure made a motion to approve the emergency hiring of Colin Johnson as a Full Time Police Officer pending a background investigation. Member Fazio seconded the motion. Motion passed 9 yes, 0 no.

Adjournment

Member McClure made a motion to adjourn. Member Whelan seconded the motion. Motion passed 9 yes, 0 no. Meeting adjourned at 9:15 P.M.

Attest: _____

Christine A. Hart
Borough Manager



NORTH WALES BOROUGH POLICE DEPARTMENT

300 School Street, North Wales, Pa. 19454

Phone: 215-699-9279 Fax: 215-699-3765

E-Mail: NWPD@northwalesborough.org

October 5, 2023

Here are the Happenings in September for the North Wales Borough Police Department:

- Officers completed 494 Incident Reports.
- Officers conducted 120 traffic stops.
- 3 Permit Parking stickers were issued, 188 to date.
- Officers completed their monthly Chris Boyle Legal Updates training.
- Crossing guards April Fusco and Lisa Shema returned for the new school year.
- Officers began visiting North Wales Elementary School.
- Officer O'Connor was officially sworn in by Mayor McDevitt.
- Officers continue giving children seen wearing bike helmets a coupon for a small water ice at Little's Water Ice.
- We patrolled and enjoyed North Wales Community Day.

Respectfully,

Tara Claffey
Administrative Assistant to Chief Erenius

CALENDAR FOR 2024 BUDGET

STEP	ACTION	DATE	RESPONSIBILITY
1	Prep. & Submission of Budget Calendar to Depts.	September 29	Manager
2	Submission of Budget Requests to Manager	October 6	Dept. Heads
3	Department Budget Review Meetings	Ongoing	Manager
4	Finance Committee	TBD by Finance Committee	Finance Committee
5	Submission of Preliminary Budget to Council	Week of 10/16/2023	Manager
6	Finance Committee	TBD by Finance Committee	Finance Committee
7	Budget Workshop	October 24	Borough Council
8	Approve Advertising of Budget	November 14	Borough Council
9	Posting of Proposed Budget for Public Review	November 15	Manager
10	Adoption of 2023 Budget / Approve Advertising of Tax Ordinance (<i>if needed</i>)	November 28	Borough Council
11	Advertise Notice to Adopt Tax Ordinance (<i>if needed</i>)	November 29	Manager
12	Adoption of Tax Ordinance (<i>if needed</i>)	December 12 (<i>if needed</i>)	Borough Council



WE WANT YOU!

BOARDS & COMMISSIONS VACANCIES

- Civil Service Commission – Term Expires: 12/31/2025
- Historical Architectural Review Board – Term Expires: 12/31/2023
***Must be a licensed real estate broker.**
- Human Relations Commission – Term Expires: 12/31/2023
- Human Relations Commission – Term Expires: 12/31/2024
- Human Relations Commission – Term Expires: 12/31/2025
- Nor-Gwyn Pool Commission – Term Expires: 12/31/2023

Please submit a letter of interest for any one or more of the above listed openings, addressed to the North Wales Borough Council in care of the Borough Manager. Letters can be submitted electronically to chart@northwalesborough.org.

NORTH WALES PARKS AND RECREATION BOARD PRESENTS

JACK O LANTERN CRAWL

WEINGARTNER PARK, 200 SUMMIT STREET

BRING YOUR CARVED PUMPKINS AND PUT THEM ON DISPLAY FOR ALL TO SEE! COME STROLL THROUGH THE PARK, SIP SOME CIDER, AND VOTE FOR YOUR FAVORITE PUMPKIN!

Oct
28
2023

TIMES:
SET UP: 4-5 PM
STROLL: 5-7 PM

NO
OPEN
FLAMES!

PARTICIPANTS WILL BE GIVEN A VOTING NUMBER UPON SETUP.

BRING YOUR OWN TABLES FOR DISPLAYS.
1ST, 2ND, AND 3RD PLACE RIBBONS WILL BE AWARDED!

Participants are responsible for removing their pumpkins after the event concludes.



**THIRD ANNUAL
HOLIDAY MARKETPLACE
AT THE NORTH WALES AREA LIBRARY**

Saturday, November 18, 2023

10:00 am - 3:00 pm

Please join us for a wonderful shopping experience featuring local crafters and vendors!

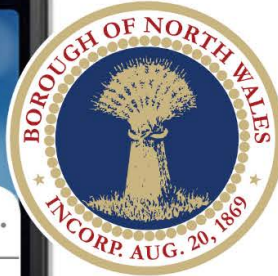
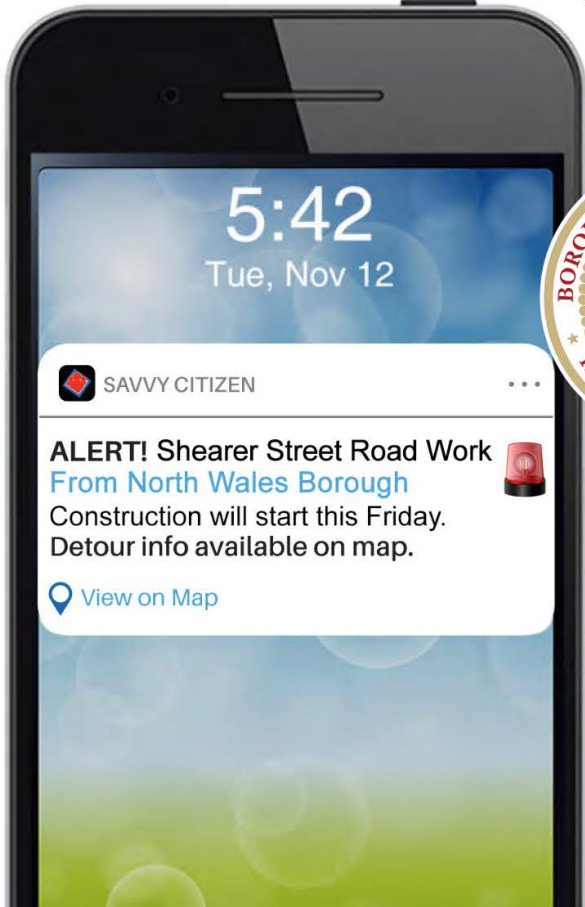


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Want to know what's going on in North Wales Borough?

Our new Savvy Citizen app will keep you better informed of important borough news and happenings in our community.



- Sign-up for **Apple** and **Android** users is simple and free. Become more savvy and receive useful borough updates, community news, and event reminders by downloading today.
- Download the App now!



or visit SavvyCitizenApp.com for more info and download links