

BOROUGH OF NORTH WALES
 300 SCHOOL STREET
 NORTH WALES, PENNSYLVANIA

MEETING: June 27, 2023, 7:04 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, participated remotely (partial)
	Sally Neiderhiser	Absent
	Mark Tarlecki	Present, participated remotely
	Sarah Whelan	Present
	Mayor Neil McDevitt	Present

Also, in attendance was John Felice, Borough Solicitor and Alex Turock, Assistant Borough Manager.

President Amato led the Pledge of Allegiance.

Public Comment

There was no public comment at this time.

Consideration: Approval of Performance Guarantee Program Agreement with CM3 for NW Arts and Cultural Center in the amount of \$2,698,665

Manager Hart introduced Mark Fennell from CM3 Solutions, who began a presentation on the North Wales Arts and Cultural Center renovation. Member Hart mentioned that last week there was a meeting with Mr. Fennell and his team to review the project. Mr. Fennell presented a slide show with the plans to renovate the Arts and Cultural Center and how it will be ADA compliant.

During the presentation, Member McClure joined remotely at 7:12pm.

President Amato asked if there were any questions. Member Fazio requested the square footage of the banquet hall. President Amato said it was 1310 sq ft. Member Kohler commented that the presentation was well done and asked if ADA signage would be included for people who are visually impaired. Mr. Fennell stated they are following whatever the ADA compliance requirements are but he would have to look at the drawings to see if there are signs. Member Hart stated that she believes there will be signs. Member Collins asked about if there would be an elevator. Mr. Fennell said an ADA chairlift is included and said they have updated the plans so it is compliant with current ADA standards. Member Collins asked if the punch list items for November 2024 are the final punch lists. Mr. Fennell confirmed that this is the final punch list.

Member Collins requested a sign that says there is work being done on the North Wales Arts and Cultural Center during the renovation so that people driving by can see it. Manager Hart commented that she thinks they can have a sign in front of the church and that they are required to put signage regarding the grant so maybe they can combine the signs.

Al Tenney, 801 East Walnut St, asked if the plan is to use the existing kitchen in the basement of the church to service the banquet hall. Manager Hart stated that the kitchen is non-operational and not code compliant and would not be worth it to renovate. Manager Hart commented that there is a mini-kitchenette that could be used as a bar area, but they would not want food prepared on-site.

Mayor McDevitt asked what was being done in the space to the left of two rooms on the map. Manager Hart stated that the area in question had been somewhat updated about 3 years prior but there are other renovations going on there. The lavatories will be updated but they are trying to re-use as much as possible since the bathrooms are still functional. Manager Hart stated they'd be upgrading the formica and lighting and the carpeting in the foyer. Mr. Fennell stated there would also be air conditioning introduced into the attic to serve the area.

Member Collins asked if anything is being done to the performing arts room. Manager Hart stated that not much is being done in the church area except for the installation of the HVAC system. Manager Hart stated that the project had a 1-2-3 phase and said that during the vetting process they were not able to completely replace some things that they had wanted to due to the functionality of having to fully replace all of the electric.

President Amato asked about changes to the lighting in the performance area. Mr. Fennell confirmed they are going to replace the lighting with LED, but the fixtures will stay. Manager Hart commented that there is period lighting in the church area that will be retrofitted to LED. President Amato commented that the circular lights are innovative, clean and will be adjustable. Manager Hart commented that there will be hookups for LCD LED displays or TV displays so that if someone is running an event they can have a visual program, but they will purchase the displays at a later date.

Member Collins made a motion to Approve the Performance Guarantee Program Agreement with CM3 for NW Arts and Cultural Center in the amount of \$2,698,665.00. Member Groce seconded the motion. Motion passed 8 yes, 0 no.

Consideration: Appointment of Parks & Recreation Board Member, Term Expiring 12/31/2024

Manager Hart commented that there were three candidates who submitted their letter of interest for appointment with the term ending 12/31/2024. One candidate withdrew, and the two remaining candidates were Mr. Elliot Sadlon and Ms. Kathy Schweitzer. Mr. Sadlon, 224 S. Main St, was present at the meeting. Mr. Sadlon commented that he enjoys serving the Borough and is already a member of the Shade Tree Commission and would like to be more active. President Amato read the intent letter from Ms. Schweitzer. President Amato commented that since there are 2 candidates, council would need formal nominations for the candidates. President Amato reviewed the process of the roll call vote and thanked both candidates for their

willingness to volunteer. Manager Hart mentioned that there will be another position opening on Parks and Recreation which will be on an upcoming agenda. Jim Schiele, 307 E. Montgomery Avenue asked why there is a limitation of the number of people on a volunteer board. Manager Hart remarked that the board is created following Commonwealth of Pennsylvania borough codes. She commented that the borough is always encouraging volunteers but in regards to voting and decision making the ordinance determines how many members can be on the board.

Member Whelan made a motion for the Appointment to the Parks and Recreation Board, term ending 12/31/2024. Member Fazio seconded the motion.

Member Whelan nominated Elliot Sadlon. Member Fazio seconded the nomination.

Member Groce nominated Kathy Schweitzer. Member McClure seconded the nomination.

A roll call vote was taken for Elliot Sadlon. Motion passed 5 yes, 3 no. Member Groce, Member Amato and Member McClure voted no.

Member Tarlecki commented encouraging Ms. Schweitzer to re-apply for the next open position that would come up in July or August.

Consideration: Approval of Certificate of Appropriateness: 223 South Main Street

Member McClure exited the meeting at 7:41 pm due to technical issues.

Member Whelan made a motion to Approve the Certificate of Appropriateness for 223 South Main Street. Member Fazio seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Certificate of Appropriateness: 119 North Main Street

Member Fazio made a motion to Approve the Certificate of Appropriateness for 119 North Main Street. Member Groce seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Certificate of Appropriateness: 404 East Montgomery Avenue

President Amato noted that the work was completed before the HARB meeting due to an active leak and rain.

Member Kohler made a motion to Approve the Certificate of Appropriateness for 404 East Montgomery Avenue. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Certificate of Appropriateness: 118 West Walnut Street

Member Whelan made a motion to Approve the Certificate of Appropriateness for 118 West Walnut Street. Member Kohler seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Certificate of Appropriateness: 117 North 3rd Street

Member Fazio made a motion to Approve the Certificate of Appropriateness for 117 North 3rd Street. Member Groce seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Disbursements: \$2,091,392.68

Manager Hart reviewed the bills. Member Amato asked what was done to the pipe organ. Manager Hart confirmed that the pipe organ is cleaned and tuned about every 18 months. Member Amato asked how the funds are distributed that were donated for the fireworks for the Summer Kick-Off and if they are deposited to the General Fund first. Manager Hart responded that the check is written through the General Fund but the donations were deposited into Fund 41, and then there is a Due-To-Due-From to reimburse the General Fund from Fund 41. President Amato asked to confirm the percentage due to CM3. Manager Hart confirmed the amount is 10 percent. President Amato asked to confirm the amount that was transferred. Manager Hart confirmed the amount was \$1,750,000.00 from Capital Equipment into a PLGIT Money Market at 5.1 or 5.17 percent. President Amato commented that this was a great interest rate. Member Fazio questioned the amount listed as Upper Gwynedd Township. Manager Hart commented that we have an Intergovernmental Agreement for a command unit called C100 which has been replaced by Montgomery County Incident Response Team which is a \$3,000 annual commitment to receive SWAT coverage and response coverage as many times as needed. The C100 unit was never dissolved, and is a vehicle that is housed at Upper Gwynedd Township. The vehicle is still active and each municipality pays \$400 to continue to keep it active.

Member Groce made a motion to approve payment of the bills in the amount of \$2,091,392.68. Member Whelan seconded the motion. Motion passed 7 yes, 0 no.

Consideration: Approval of Minutes: May 23, 2023

Manager Hart commented that we would need to skip this agenda item as the Minutes from May 23, 2023 are not complete yet.

Old Business / Committee & Board Reports / Zoning Applications

Manager Hart introduced Neil Brady, who represents the Volunteer Medical Service Corps as a liaison with municipal managers and attends meetings to give updates. He was brought on by Shane Wheeler who is Chief at the VMSC. Manager Hart thanked Neil for sitting through the meeting. Mr. Brady commented that he has been a resident of the area for 3 years and has been working with VMSC since October. He commented that it is his pleasure to be available for questions and updates regarding their mission within the community. He also commented that he commends the art center and shared a similar experience with the signage regarding maintenance being preservation. President Amato commented that it's a pleasure to have Mr. Brady in attendance and that council appreciates what the VMSC does and the updates they will provide will help residents appreciate their work as well.

Manager Hart commented that all May Planning Commission, Shade Tree Commission and Parks and Recreation Board minutes have been posted. All June minutes have been put into the Borough's records and are just waiting for approval from the boards and commissions. Manager Hart encouraged council to stay in tune with what the boards and commissions are doing on

behalf of the community. She commented that the Planning Commission is continuing to work with the Montgomery County Planning Commission on text amendments. Manager Hart and Assistant Manager Turock have gone over some administrative concerns with Tim Konetchy, Montgomery County Planning Commission, and some other concerns have been brought up by the public. She reviewed some examples of the items that were brought up. Planning Commission will review these items at their next meeting. Shade Tree didn't have any permits at their May meeting and Parks and Recreation discussed the Summer Kick-off at their May meeting. Manager Hart thanked Jocelyn Tenney, Planning Commission Secretary for completing the minutes.

There are no Zoning applications at this time.

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

Solicitor Felice had no comments at this time.

Mayor McDevitt congratulated everyone who helped make the Tex-Mex Connection's 33rd 5k Race for Open Space successful. While the weather was windy, chilly and damp, the runners gave spectators an exciting show.

Mayor McDevitt made an announcement that State Rep. Liz Hanbidge visits the North Wales Area Library on the 2nd Friday of the month from 11:30am to 1pm and State Sen. Tracy Pennuick has a representative at the Borough Hall on the 2nd and 4th Tuesdays of the month from 1-4pm.

Mayor McDevitt is looking forward to the 4th of July celebration next week, celebrating those who safeguard our freedoms and have sacrificed to ensure our civil rights and civil liberties.

Member Tarlecki commended Mark Fennel and his team for an awesome presentation and that it will be a very successful renovation based on what he has seen and what the intentions are for renovating the building.

Member Fazio agreed with what Member Tarlecki's comments said and thanked Manager Hart and Assistant Manager Turock for all the work they do in preparing the packets and meetings.

Manager Hart commented that Public Works positions are still posted but there is no update. Public Works does still have seasonal help but they will be leaving in August. She thinks there will be a few interviews by the end of next month and commented that Public Works is doing a great job keeping Borough Hall looking nice.

Manager Hart commented that she and Assistant Manager Turock have an updated flyer for the zoning changes from Tim Konetchy, MCPC and it will be uploaded to the website and shared on Facebook and SavvyCitizen.

Manager Hart reminded everyone that the 4th of July Parade and Picnic would be on Tuesday, July 4th and should have a lot of attendees. She also reminded everyone that North Wales

Community Day is right around the corner and hopes that we will continue to have good weather for these events.

Member Collins asked about the zoning amendment flyer and the parking situation and voiced concerns about police needing to go out. Manager Hart deferred to Member Tarlecki, who state that there would be there would be changes to the zoning district regarding shared parking. Manager Hart believes there will be an incentive for shared parking. Member Collins also asked about public parking for a private business and gave McKeever's as an example. Manager Hart said she would defer to the solicitor on this example because it is not very common, but the intent is more for the Commercial Business District to have businesses share parking dependent upon their hours of operation. President Amato recalled talking about something similar in regards to parking spaces for McKeever's on a public road. Manager Hart said the idea was suggested but the land development agreement was not completed and the approvals would need to come from council. Solicitor Felice confirmed that any parking on the street for apartments would have to be addressed on a case by case basis.

Adjournment

Member Collins made a motion to adjourn. Member Kohler seconded the motion. Motion passed 7 yes, 0 no. Meeting adjourned at 8:18 P.M.

Attest: _____
Christine A. Hart
Borough Manager