

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