

August 17, 2020
7:00 p.m.

The regular meeting of Doylestown Borough Council was held on the above date and time via a Zoom meeting, with the following members present: Council President Jack O'Brien, Vice President Noni West, and Council Members Ben Bell, Tim Brennan, Larry Browne, Joe Flood, Joe Frederick, Jennifer Jarret, and Wendy Margolis. Also present were Mayor Ron Strouse, Borough Manager John Davis, Borough Solicitor Joanna Waldron, Central Bucks Regional Police Department Police Chief Karl Knott, Borough Engineer Jim Dougherty, Building and Zoning Director Karyn Hyland, Planning/Public Works Director/Deputy Borough Manager Phil Ehlinger, and Finance Director Caroline Brinker. Water Director Chris Norris was absent.

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

Mayor Strouse displayed a plaque which will be delivered to the home of Alec Maraska for his service as the Doylestown Borough Junior Councilperson from September 2019 through May 2020. Mr. Maraska was attending the meeting from his dorm at the University of Pittsburgh. He thanked everyone and said it was an honor.

APPROVAL OF MINUTES

Mr. O'Brien called for a motion to approve the **July 20, 2020 Council Meeting Minutes**. (Bell-West) The vote was called and the minutes were unanimously approved.

MAYOR'S REPORT

Mayor Strouse read a **Proclamation honoring the Turn the Towns Teal Campaign**, which is a national effort to create awareness of ovarian cancer and its symptoms. He said Doylestown Borough has been a proud participant for years and we are proud to declare our support for this worthy campaign and to declare September as Ovarian Cancer Awareness Month in our community. He said are proud to display the ribbons of Ovarian Cancer Awareness throughout our downtown area. Mayor Strouse said residents, organizations, and healthcare providers are called upon to raise awareness of ovarian cancer, as well as all cancers, and the importance of early detection, to help those in our community live longer, healthier lives. The Mayor thought the date to Turn the Town Teal was August 29.

Mayor Strouse then gave his **Mayor's Report**, which said that we are extraordinarily appreciative of our First Responders and never so much as during these recent months as we navigate a pandemic. He said that the volunteer Doylestown Fire Company deserves special recognition and thanks for that job well done in difficult circumstances and substantial pressure. Mayor Strouse said that on August 4, 2020, Mother Nature visited us with a vengeance. The Fire Company had approximately 30 members responding to 20 dispatched calls beginning at 9:53 a.m.,

with the last clearing at 2:00 a.m. the next morning. He said the destruction and collapse of Children's Village at Doylestown Health was the most prominent call. Other calls included three fume in, four for alarm systems, nine for wires down, and one carbon monoxide incident. The Mayor reported that there were also five fire calls in the Borough. He said the Fire Company also assisted with going house-to-house throughout the neighborhood, checking on occupants and assisting EMS with gaining access to a house that was heavily damaged so that a patient could be transported to the ER.

The Mayor said August 4 was "a day when training, resilience, and commitment were on full display. For that day, and every day, thank you to the men and women of Doylestown Fire Co."

President O'Brien thanked the Mayor for his comments in support of our volunteer fire company, as they certainly do an outstanding job.

PUBLIC SAFETY - Mr. Frederick

Mr. Frederick noted that the **Doylestown Fire Co. No. 1 Report** was provided, which showed there were 23 incidents requiring the Fire Company's response in July 2020. He noted that the largest percentage was for false alarms calls.

PUBLIC WORKS AND ADMINISTRATION - Mr. Flood

Mr. Flood stated that the Public Works Department's Work Order Report and the Fleet Services Report were provided. He noted that if anyone from the public wanted to view the reports, they should just follow the link to this meeting.

COMMUNITY AND GOVERNMENTAL AFFAIRS - Mr. Bell

Mr. Bell reported that the committee did not meet, but he was very pleased to see over the weekend that the pedestrian area program extended to East State Street. He said that the live music on Saturday in front of Siren Records was performed by a group of very gifted musicians, each of whom is a graduate of CB West. He said that to him, that underscores that a thriving arts education program can yield, among other benefits, a community in which the art scene itself also thrives.

ZONING AND PLANNING - Mr. Brennan

1. **Zoning Hearing Board Report** . Mr. Brennan deferred to Ms. Hyland, who reported that the Zoning Hearing Board will hold a virtual public meeting via Zoom on August 19, 2020, at 7:00 p.m., to hear the following applications: 54 and 56 South Franklin Street, by Michael J. and Denise P. Frank, who are requesting dimensional relief to allow a lot line change so that they can move a garage structure from one property to another; 146 East Court Street, by David Bruce and Patricia West, who request dimensional relief to enclose their porches and also relief to permit them to place a generator closer to the side yard setback; and, 330 West Oakland Avenue, by Mark and Irene Feingold, who request a floor area variance to finish a portion of the basement as living space.

2. **HARB Certificates of Appropriateness.** Mr. Brennan said that in light of the COVID-19 pandemic, the Historic and Architectural Review Board did not hold its regular monthly meeting on July 23, 2020. He said that the following applications were submitted for review and have been distributed to the HARB for consideration. Borough Staff, in conjunction with feedback received from individual HARB members, made the following recommendations: there were **Sign Applications**, all for C&N Bank, the former Covenant Bank. There were also **Building Applications** for windows. He said that Staff recommends that the applications be approved as submitted. Mr. Brennan said that Zoning Committee recommends that Council approve the applications in accordance with Staff recommendations, and if Council is in agreement with the recommendation, it could approve issuance of the certificates by motion. (Brennan-Browne)

With no further comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

3. **Code Enforcement Monthly Activity Report.** Mr. Brennan reported there were 76 residential and three non-residential use and occupancy inspections, 25 complaints were investigated, four sidewalk/paving inspections, four litter enforcement, zero graffiti, 11 fire company issues, and two tree removal permit/issues.

4. **Building Inspection Monthly Report.** Mr. Brennan reported there were 61 building inspections and 48 plan and permit reviews. The total cost of permit fees was \$17,817.19.

ENVIRONMENT AND RECREATION - Ms. Margolis

1. **Fanny Chapman Pool Family Restroom Addition.** Ms. Margolis reported that on July 21, 2020, bids were opened for the construction of a family restroom at the Fanny Chapman Pool Complex. She said that two bids were received: Premier Builders, Inc., \$88,320, and Flatiron Building Company, \$172,791. Ms. Margolis said that the cost estimate for this construction was \$70,050. She said that Joe Phillips of Phillips & Donovan Architects, LLC has reviewed the bids and found the low bidder to be in an acceptable range, given the scope of the project and logistics for construction equipment.

Ms. Margolis said that the Fanny Chapman Pool Board reviewed the bid summary and is recommending that the bid be awarded to Premier Builders, Inc. She said that currently, the Fanny Chapman Pool Fund has a reserve of approximately \$600,000 which will be used to cover the cost of the construction.

Ms. Margolis said that the Environment and Recreation Committee also reviewed the bids and the Fanny Chapman Board recommendation at their July 28, 2020 meeting. The Committee is recommending the bid be awarded to the low bidder, Premier Builders, Inc. She said that if Council agrees with the recommendation, it could do so by motion. (Margolis-West) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

WATER UTILITY - Ms. Jarret

Ms. Jarret said the committee did not meet.

Mr. Davis commented that he received a phone call today from Representative Wendy Ullman letting us know that we were successful in our small water grant application for the Old Easton Road water main loop project, which will fill a gap on Old Easton Road between Fonthill Drive and Chapman Avenue. He said it is about \$138,000 grant and the project is around \$152,000 all together. Mr. Davis said we're expecting official word in the coming days and weeks, and that will be provided when received.

FINANCE/PENSION - Ms. West

Ms. West said tonight's meeting is historic for Council because it is going to be voting on commencing work on the PennDOT property which will eventually become Doylestown's new Borough Hall and the Regional Police Headquarters. She said Council is voting on the contracts for construction, audio visual, security, and low voltage cabling, all of which are within budget parameters. Ms. West said that before voting on the contracts, Mr. Davis and Mr. Ehlinger, as well as Gus Perea of Adams-Bickel, will give an overview of what is being approved and this will also provide an opportunity for Council to ask questions if there are any.

Mr. Davis stated that first is the main bid which came in at about \$400,000 under budget, and then there are three ancillary bids which include the audio visual equipment for the building, the low voltage cabling for that equipment, the computers, and other aspects of the building, and then the security proposal, which has been locked in for some time, but not finalized since we were waiting for the general contract. He said these four contracts basically move the project forward, leaving only the furniture component. Mr. Davis concurred with Ms. West's statement that these are all within budget parameters.

Mr. Perea reported that P.J. Dick, Inc., based in Pittsburgh with an office in Exton, was the low bid at \$7,855,000; \$8,232,000 was budgeted. He said that in addition, they had a total of about \$105,000 for three bid alternates that were placed in the bid package in case the numbers were too high, but they weren't. Therefore, Mr. Perea said they are recommending that the three alternates be taken, which would make the total value of the contract to P.J. Dick at \$7,960,000. He said the Borough's cost will be \$5,494,767.

Mr. Perea said he had one face-to-face meeting with the Division Manager for the Exton office and the estimator on the project. He said they descope them and they got references and a portfolio of projects that P.J. Dick has done in the area. Although it is a \$1 Billion company, Mr. Perea said they still wanted to see work they've done in the area and they came through with flying colors. He said he strongly recommends that we accept their bid and move forward with them as the general contractor. Mr. Perea said that Chalfont and New Britain Boroughs, our partners in the Central Bucks Regional Police Department, have each approved the award as recommended by the committee.

Mr. Ehlinger said he felt Mr. Perea summarized everything perfectly. He said we're thrilled with the number we got, we're happy we're getting such an amazing contractor with an impeccable reputation, and it's a good start to the project.

Ms. West asked if Council had any questions before addressing each of the contracts.

Mr. Maraska commented that he has seen P.J. Dick doing work near his Pittsburgh campus and it's impressive. He felt the Borough is making a good call here.

With no questions from Council, Ms. West began with the four contracts.

1. Doylestown Borough Hall and Central Bucks Regional Police Department Bid.

Ms. West reported that bids were opened and publicly read for this project on July 22, 2020. She said that the low bidder is P.J. DICK INCORPORATED of Pittsburgh, at a price of \$7,855,000. The budget estimate for the project was \$8,232,470. Ms. West said that in addition, P.J. Dick bid a total of \$105,000 for three bid alternates, bringing the total bid to \$7,960,000. Ms. West said that the total cost to the Borough is \$5,494,767.

Ms. West stated that the Project Architect and Construction Manager have completed their review of the bids and their due diligence of the contractor, and are recommending that the bid be awarded to P.J. Dick. She said that Council's Finance and Pension Committee unanimously concurs with the recommendation and is further recommending that P.J. Dick also be awarded their bid alternates for a total bid award of \$7,960,000. Chalfont and New Britain Boroughs, our partners in the Central Bucks Regional Police Department component of the project, have each approved the award as recommended by the Committee.

Ms. West said that if Council wished to follow the Committee's recommendation, it could do so by a motion to award the bid and all three bid alternates to P.J. DICK INCORPORATED at a total price of \$7,960,000, conditioned upon compliance with the bid specifications. (West-Margolis) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

2. Audio Visual Proposal for New Borough Hall and Central Bucks Regional Police Department Headquarters. Ms. West said the proposal from Applied Video Technology was provided. She said Borough Staff and the Construction Manager have reviewed the proposal and are recommending approval.

Ms. West noted that the total cost of the proposal is \$370,564. She said the total cost to the Borough is \$273,960 for Borough Hall and \$32,202 for a one-third share of the Central Bucks Regional Police Department Headquarters. She said that Chalfont and New Britain Boroughs will be considering the proposal in early September, but no issues are anticipated. Ms. West commented that our total cost between the Regional Police and Borough Hall is \$306,162.

Ms. West said that the Finance and Pension Committee has reviewed the proposal and is recommending approval. She said that if Council wished to approve the proposal, it could do so by motion. (West-Frederick)

Mr. Flood asked if any other companies were considered for this bid. Mr. Davis replied that our overall consultant, Opt4, recommended AVT. He said the dollar figures in the proposal

for all of the equipment are all through the COSTARS bid process, so really the only selection here was to select the consultant for this overall part of the project, who recommended AVT. He said once we talked to AVT, we were impressed and they were able to put this together, but all components of this have been bid.

Mr. Bell commented that those who were at the Finance Committee meeting may note that this proposal corrects the gap that was discussed with the addition of the wireless collaboration. He said thank you for that.

With no further comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

3. Security Proposal for New Borough Hall and Central Bucks Regional Police Department Headquarters. Ms. West said the proposals from Access Security Corporation were provided and the total cost of the proposals is \$214,291. She said that Borough Staff and the Construction Manager have reviewed the proposals and are recommending approval. She said that the total cost to the Borough is \$109,962: \$57,797 for Borough Hall and \$52,165 for a one-third share of the Central Bucks Regional Police Department Headquarters. Ms. West commented that Chalfont and New Britain Boroughs will be considering the proposals in early September, but no issues are anticipated.

Ms. West said that the Finance and Pension Committee has reviewed the proposals and is recommending approval. She said that if Council wished to approve the proposals, it could do so by motion. (West-Brennan)

Mr. Davis thanked Chief Knott as he was instrumental in putting this together with Access. He said they saw some pretty bloated security proposals from some other police departments and the Chief went to work and created a very nice plan which is cost effective. Thank you to Chief Knott.

With no further comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

4. Low Voltage Cabling Proposal for New Borough Hall and Central Bucks Regional Police Department Headquarters. Ms. West said the referenced proposal from Thompson Networks was provided. She said that Opt4 Group LLC was commissioned to design and bid the low voltage cabling for the new Borough Hall and Central Bucks Regional Police Headquarters project. Opt4 is recommending that Council award the contract to the low bidder, Thompson Networks of Doylestown, at a price of \$67,400. Ms. West said that Borough Staff and the Construction Manager have reviewed the proposal and are also recommending approval. She noted that the estimated total cost to the Borough is \$47,180. Ms. West said that Chalfont and New Britain Boroughs will be considering the proposal in early September, but no issues are anticipated.

Ms. West said that the Finance and Pension Committee has reviewed the proposal and is recommending approval. She said that if Council wished to approve the proposal, it could do so by motion. (West-Browne)

Mr. Davis stated, to echo Mr. Flood's earlier question, Opt4 is the same consultant that recommended AVT to us. He said this was a bid and Thompson was the lowest of three bidders.

With no further comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

5. Ms. West then called upon Ms. Brinker for the monthly **Finance Report**. Ms. Brinker noted that the bills list and prepaid bills list had been provided. She reported that the total of all funds expended was \$1,242,598.99. Motion to approve the Finance Report. (West-Frederick) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

PERSONNEL - Mr. O'Brien

1. **Appointment to Human Relations Commission.** Mr. O'Brien reported that the Personnel Committee met via a Zoom meeting on August 12, 2020, to interview Stephen Albert, who requested appointment to the Human Relations Commission (HRC). The HRC was established to have no fewer than seven and no more than 15 members, each member serving a three-year term. The HRC currently has seven members.

Mr. O'Brien noted that Mr. Albert was a teacher and administrator for 45 years, 22 of which were at Lenape Middle School. He was one of the founders of CB Cares and is currently a member of both the NOVA and Vita Boards.

Mr. O'Brien said that the Personnel Committee is recommending that Stephen Albert be appointed to the HRC for a term beginning August 2020 through December 2023. He said that if Council wished to follow the Personnel Committee's recommendation, it could do so by motion. (O'Brien-West) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

PROFESSIONALS' REPORTS

Engineer's Report - Mr. Dougherty: No report.

Solicitor's Report - Ms. Waldron: No report.

Central Bucks Regional Police Department (CBRPD) Activities Report. Chief Knott: No report. The CBRPD monthly activity report had been provided to Council, which showed there were 1194 incidents in the Borough in July 2020, and year-to-date, the Department spent \$3,240,434.62 and were at 53.81% of their yearly budget.

PRESIDENT'S REPORT: None.

OLD BUSINESS

Mr. Brennan asked Chief Knott what accreditations are we trying to move up to in the near future. The Chief replied that we are trying to attain police accreditation through the Pennsylvania Chiefs of Police Association. He said there are three main components and we are just about near the third one. He said the first was to get all the policies up to standard, which they have and they

have been vetted through their attorneys and their insurance companies; the second was the building, which Council took care of tonight, "thank you very much;" and, the third part is to prove to the assessor that we're doing everything we say we're doing, and that's done by pulling and showing hard copies. He said they're planning to do that as early as January 2021, and it takes about a year, which should coincide with hopefully moving into the new building some time in 2022.

Ms. Margolis asked Mr. Ehlinger what is going on on North Chubb where there has been a lot of digging and chopping up of the road. Mr. Ehlinger replied that it is not the water system. Ms. Hyland commented that gas services are being upgraded. She said she was aware of the work. Ms. Hyland said they asked them to redo Ashland first because that fell in line with our paving program. Ms. Margolis asked if we will have to repave North Chubb. Ms. Hyland said she wasn't exactly sure which spot Ms. Margolis was referring to, but they'll some spots get repaved and others don't, so she'll have to look to find out specifically. Ms. Margolis noted that it is mostly the entrance to the neighborhood that she's talking about.

NEW BUSINESS

Mr. Davis advised that he would be with our Solicitor tomorrow morning at the Board of Assessment hopefully securing our tax exemption for new the new Borough Hall and Police Department. He said that even though a hearing is required, they are confident that a park, a municipal building, and a police department are governmental entities and are tax-exempt, so that should be achieved tomorrow.

Mr. Browne, to add to the Mayor's comments about the aftermath of the tornado, praised the Public Works and Parks Departments because on Washington Street, they did have some contact with it and there were quite a few trees down that completely blocked the street, and due to the efforts of those two departments, they got it opened by about 2:30. He said they also helped some of the neighbor impacted by fallen trees regain access into their homes. Mr. Browne said they did so quickly, professionally, and with a smile. He said their work on that day needs to be recognized.

Mr. Frederick seconded Mr. Browne's comments. He said it was an excellent job by those departments.

Mr. O'Brien thanked Messrs. Browne and Frederick for their comments about our Staff. He said that as usual, they did an outstanding job.

OPEN PUBLIC COMMENT:

Gary Schoenberg stated that he is with the Pebble Hill Church community and he appreciated the opportunity to speak in this open forum where they can represent their concerns as an interfaith community in Doylestown. He said he wanted to bring to Council's attention an incident that happened during a Black Lives Matter protest on August 2. Mr. Schoenberg said it

started as a peaceful protest and then it turned into something that turned very aggressive, and he wanted to understand what the role of what the police is and how to help support a peaceful protest which is part of our constitutional rights.

Chief Knott replied that, first and foremost for Council, his operations plan and after action report was distributed a couple days following a couple protests or rallies on August 2, 2020. He said that their job is to simply keep the peace and allow people to exercise their constitutional right for a peaceful protest. He said when you bring two sides together, even when they're on a public sidewalk, there are some heightened tensions and that was experienced on August 2. The Chief said that Black Lives Matter has been in town many, many times and there haven't been any problems. He said this was the first time the Black Lives Matter experienced a little bit of a counter-protest from the Back To Blue, and the police did their best to keep the peace and still remember everyone's constitutional right to protest.

Chief Knott said that after the event on August 2, he, his two captains, and Mayor Strouse met with some of the people from Black Lives Matter and they had a really good dialogue for about an hour and a half, which included the issues that Mr. Schoenberg brought up.

Mayor Strouse offered to Mr. Schoenberg that if he wanted to have conversation about this, he welcomed that and asked him to send him an email.

Alan Dench said he was at the Black Lives Matter demonstration. He said it was very peaceful until they had their minutes of silence in honor of George Floyd and that is when a member of, they assume, Back To Blue rally came down the middle of the street with a bull horn yelling things at them and trying to taunt them. He said it didn't seem like police were doing anything about that, but when members of their group tried the same thing, the police told them to stay on the sidewalk. Mr. Dench said other things followed such as motorcycle gangs going down the street revving their motors, giving the finger to people, and other forms of harassment. He said he just wanted to put this on the record here.

EXECUTIVE SESSION: None.

ADJOURNMENT

At 7:42 p.m., President O'Brien then entertained a motion to adjourn. (Margolis-West). The vote was called and the motion passed unanimously.

Respectfully submitted,

John H. Davis
Borough Manager

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