

May 20, 2019
7:00 p.m.

The regular meeting of Doylestown Borough Council was held on the above date and time in Council Chambers, with the following members present: Council President Jack O'Brien, Vice President Noni West, and Council Members Ben Bell, Don Berk, Tim Brennan, Joe Flood, Joe Frederick, and Wendy Margolis. Also present were Junior Councilperson Josie Hall, Mayor Ron Strouse, Borough Manager John Davis, Central Bucks Regional Police Department Police Chief Karl Knott, Borough Engineer Jim Dougherty, Director of Building and Zoning Karyn Hyland, and Planning/Public Works Director/Deputy Borough Manager Phil Ehlinger. Joanna Waldron, Esquire was present for Borough Solicitor Jordan Yeager. Councilperson Sue Gordon and Water Director Chris Norris were absent, as was Finance Director Caroline Brinker, who was attending the Fanny Chapman Pool Board meeting.

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

1. Mayor Strouse presented a plaque to Josie Hall for her service as Junior Councilperson September 2017 through May 2019. The Mayor said Ms. Hall not only attended Council meetings, but also the Executive Sessions and several other meetings. Mr. Strouse said Ms. Hall is extraordinarily diligent and he hoped she found it rewarding. He thanked her for her service.

2. **Proclamation Honoring Doylestown Bookshop upon Their Selection as Best Bookstore in Pennsylvania.** The owner of Doylestown Bookshop, Glenda Childs, her husband, daughter, granddaughter, and some of her staff and customers/friends of the Bookshop were present and joined Mayor Strouse on the floor.

The Mayor said that Doylestown Bookshop consistently anchors our community with a bookshop displaying the highest standards of independent shop keeping, consistently adds vitality and creativity to our commercial district and the whole of our town, and the award-winning bookshop brings pride in the Borough of Doylestown. He said that in the era of Ebooks and Amazon, the thriving independent bookstore takes on more significance.

Mayor Strouse said we recognize how good and how important the Doylestown Bookshop is in our community, but it is validating and significant when others do as well. He said that customers, Readers Digest, and Nextdoor.com are providing that validation, awarding the best bookstores in each of the 50 states, and the finest independent bookstore in Pennsylvania is Doylestown Bookshop.

Mayor Strouse called upon residents and visitors to extend their appreciation and congratulations to the staff and management of our Doylestown Bookshop upon their selection of Best Independent Bookstore in Pennsylvania. He noted that when he says "our" bookshop, it needs to be understood that there may be ownership and staff, but the bookshop belongs to the community.

Ms. Childs thanked the Mayor. She commented that her amazing staff is very knowledgeable and kind booksellers, so that certainly helped make the store unique, but living in this community has been incredible. She said that eight years ago, she came to Doylestown for the first time to check out the Bookshop to purchase it. As she was sitting in her car at a red light at Court and Main, on that nice day, she said the carillon began to play "Climb Every Mountain."

Charming! The message was clear to me.” Ms. Childs said thank you for this wonderful community that we’re in.

APPROVAL OF MINUTES

Mr. O’Brien called for a motion to approve the **April 15, 2019 Council Meeting minutes**. (Margolis-West) The vote was called and the minutes were unanimously approved.

MAYOR’S REPORT

Mayor Strouse reported that it is always busy in Doylestown, which represents the reason why we have been designated the “Best Small Town Cultural Scene” in America. He said we knew it was true and we’ve always known it, but that doesn’t happen overnight. He said the Mercer Museum opened its doors 101 years ago and the Michener Museum just 30 years ago. He said the County Theater first opened in 1938, but as a non-profit community based theater in 1993.

The Mayor said we have been honoring our Veterans with a Memorial Day Parade for just a couple days shy of 151 years, the Village Improvement Association, working for a better community, and a prize hospital, will celebrate their 125th anniversary later this year, and the American Legion post, will celebrate its 100th anniversary later this year. He said there are arts festivals, cycling events, fishing derbies, community theater, professional grade high school productions, antique car shows, old town-style 4th of July celebrations, and a museum remembering our role in the American Civil War. Mayor Strouse said there are plein-air art shows taking advantage of our significant architecture, special exhibits, and an expanding new Book Festival.

Mayor Strouse said he will find himself in difficulty if he tried to name and include every institution, every event, and every person that has and does contribute to the Best Small Town Cultural Scene in America. He said that basically, we can turn to whomever we encounter in this extraordinary town and say “thank you” for making ours the Best Small Town Cultural Scene in America. “So, thank you, Doylestown, for making it true and spreading the word.”

PUBLIC SAFETY - Ms. Gordon

In Ms. Gordon’s absence, Ms. Margolis reported on the following items:

1. **Consideration of Ordinance 2019-1, Creating a No-Parking Zone on South Main Street at Hillside Avenue.** Ms. Margolis stated that on April 10, 2019, the Committee considered a complaint regarding site distance for westbound Hillside Avenue vehicles at South Main Street. Vehicles parked on the east side of South Main Street, just south of Hillside Avenue impede the site distance for Hillside Avenue traffic. She said that although the curb is painted yellow in this area, it is not ordinances, so tickets cannot currently be issued.

Ms. Margolis said that at Council’s April 15, 2019 meeting, the drafting and advertising of an ordinance creating a no-parking zone on South Main Street at Hillside Avenue was authorized. The ordinance was then drafted and properly advertised.

Ms. Margolis stated that the Committee is recommending that Council adopt Ordinance No. 2019-1, and if Council wished to follow the recommendation, it could do so by motion. (Margolis-Flood) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

2. **Ordinance Converting 15-Minute Free Parking Space to a Loading Zone, East State Street at Main Street.** Ms. Margolis stated that this ordinance was authorized for advertisement by Borough Council at their April meeting, and it is was properly advertised.

Ms. Margolis said that subsequent to the advertisement, the Borough received a number of complaints from area businesses requesting that the 15-minute parking space remain and that the ordinance not be adopted. Copies of the complaints were provided. She said in light of this, the Committee is now recommending that the ordinance be tabled to permit further discussion at the Committee level. Ms. Margolis said that if Council wished to follow the recommendation, it could do so by motion. (Margolis-Brennan) Mr. Flood commented that this is why we advertise. Mr. Davis said that in this case, we actually hand-delivered the notices in the surrounding area because the silence was puzzling from the first mailing. He said apparently some of the mailed notices did not get to the right people. Mr. Brennan said he recalled mentioning at last month's meeting that he was astonished that businesses weren't commenting on this.

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

3. **Authorization to Draft and Advertise an Ordinance: 10-Ton Maximum Gross Vehicle Weight on Mercer Avenue, Center Street, and Chapman Avenue.** Ms. Margolis said that Council's Public Safety Committee met on May 8, 2019, to consider a request to limit large truck traffic on Mercer Avenue, Center Street, and Chapman Avenue. She said the concern relates to trucks using neighborhood streets to avoid the intersection of Swamp Road and Old Easton Road.

Ms. Margolis said that the Committee is recommending that Council authorize the drafting and advertising of the ordinance. If Council wished to follow the recommendation, it could do so by motion. (Margolis-Flood) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

4. **Authorization to Draft and Advertise Ordinance Creating No Parking Zone on South Clinton Street at Hart Avenue.** Ms. Margolis said that the Committee met on May 8, 2019, to consider a request for a "no parking" restriction on the east side of South Clinton Street just north of Hart Avenue due to conflicts with the turning movements of trucks and buses. The Central Bucks Regional Police Department subsequently reviewed the request and determined it to be warranted.

Ms. Margolis said the Committee is recommending that Council authorize the drafting and advertising of an ordinance creating a no parking zone on the east side of South Clinton Street extending a distance of 35 feet from the north side of Hart Avenue. She said that if Council wished to follow the recommendation, it could do so by motion. (Margolis-West)

A woman in the audience said she came tonight for the bookstore presentation, but she lives on Hart Avenue and even though she's a township resident, she was thrilled to see this on the Agenda. She said she has noticed that people have started parking there and she knows other people in her neighborhood will be thrilled to see this being done.

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. Margolis gave the **Doylestown Fire Co. No. 1 Report**, stating there were 21 incidents requiring the Fire Company's response in April 2019.

PUBLIC WORKS AND ADMINISTRATION - Mr. Frederick

1. **Public Works Department Monthly Reports.** Mr. Frederick said he had nothing and then called upon Mr. Ehlinger, who stated that monthly Work Order Report and the Fleet Services Report were provided. Mr. Ehlinger commented further that this past week they completed the first round of paving in the Borough, which consisted of Cottage Street and West Court Street due to some emergency repairs. He said they do the road tour in the fall and over the winter bad things happen to our roads and the west end was pretty much blown up, so they did what they could to hold it together. He noted that this year, the winning mill bid was A. Gilliani Co. Inc., a family operation, and this is the first year that they were awarded the bid and they are an absolute pleasure to work with. He said it seemed like every person in every truck was a family member or relative of some sort, who seemed to communicate with telepathy. Mr. Ehlinger said they are very efficient. He noted paving and milling is like having your kitchen renovated – it never goes fast enough and never goes smoothly enough, but A. Gilliani really did an excellent job as the milling contractor. He said it is hoped that they will get the bid again next year. To continue, Mr. Ehlinger said they also did Belmont, Court, Kershaw, as well as a section of Lacey Avenue, and also Miller. He again reiterated this is the first round of paving and the second round is entirely Clinton from Court Street all the way down to Hart Avenue, a massive paving job with a large amount material to be done over two days, to try to keep some businesses open. He said normally they would just have to close people off for a little while, but there's just too much activity on that street. Mr. Ehlinger said it is going to be a logistical challenge happening in July.

COMMUNITY AND GOVERNMENTAL AFFAIRS - Mr. Berk

Mr. Berk stated he had no report, but did want to mention that the 11th Annual Ride of Silence was recently held, and it was very successful with about 80 riders. [Visual aids were shown.] He said the Central Bucks Regional Police Department was wonderful, clearing intersections, and they never stopped as they rode through the Borough on a beautiful evening. He thanked sponsors Central Bucks Bike Club and Doylestown Borough, as well as the Fire Department who showed up with the wonderful old fire engine, and the Central Bucks Regional Police Department. Mr. Berk noted there were a lot of people involved in this, including Larry Browne, who provided some great photos, Keith Balderston, who had his drones out and got some aerial shots. He said there is also a wonderful five-minute video put together by Tom Brent.

ZONING AND PLANNING - Mr. Brennan

1. **Application for Subdivision and Land Development Approval, Arcadia at Doylestown Holdings, LP, TMP 08-005-065, 08-005-066, and 08-005-067, 263 North Main Street.** Mr. Brennan stated that Arcadia at Doylestown Holdings, owner of the subject property located in the Freestanding Commercial Zoning District, is proposing to demolish its existing building to construct a 46 unit multi-family high-rise with underground parking. Driveway access to the parking will be from both Main Street and Lacey Avenue near its intersection with North Street. He said that in addition to the proposed on-site improvements, the applicant is proposing roadway improvements along North Street and Lacey Avenue to realign the intersection. On October 18, 2017 the Doylestown Borough Zoning Hearing Board granted several variances to facilitate this proposal.

Mr. Brennan said that the Zoning & Planning Committee reviewed the application on May 13, 2019 and recommended preliminary and final approval of the application conditional on the following: (1) that the applicant resolve all outstanding issues in the Borough Engineer's, Borough Water Engineer's, Bucks County Planning Commission's, Bucks County Conservation District's, Shade Tree Commission's, Director of Water's, and Fire Marshal's review letters to the satisfaction of staff; (2) that the Applicant install appropriate height clearance signage and/or "bumpers" in advance of the garage entrances; (3) that the plans for roadway improvements be developed to the satisfaction of staff; (4) that the applicant provide a voluntary contribution to the Shade Tree Fund in the amount of \$15,200. This contribution is based on 152" of required replacement trees; (5) that the applicant provide three historic streetlights; (6) that the applicant enter into the usual developers, maintenance, escrow, and operation and maintenance agreements in form satisfactory to the Borough Solicitor; and, (7) that the project comply with all applicable building and environmental regulations including local, state, and federal.

Mr. Brennan stated that in consideration of the foregoing, the following waivers from the Subdivision and Land Development Ordinance are recommended: (1) §404, to allow concurrent preliminary and final plan approval; (2) §§503, 608(a), and 609(b), to waive the requirement to dedicate additional right-of-way; (3) §504(c), to allow a sight distance along Lacey Avenue less than the required 250 feet; (4) §§509(a) and 803(d)(12), to allow a stopping area steeper than four percent on the driveway to Lacey Avenue; (5) §509(c), to allow a driveway steeper than five percent, and change in driveway slope greater than seven percent, and a curb radius smaller than 15 feet; (6) §510(e), to allow a parking stall depth of 18 feet; (7) §511(a), to allow the sidewalk along Main Street to be five and one-half feet wide and the sidewalk along Lacey Avenue to be four and one-half feet wide; (8) §516(f), to permit grading within five feet of the property line; (9) §520.E.3.(f), to allow three street trees along Main Street and to allow trees closer than 15' from overhead utility line; (10) §520.F.1 and §520.G.1, to waive the requirement for buffer plantings; (11) §520.L, to waive the requirement for replacement trees; (12) §§521(b)2 and 616, to waive the requirement to provide 1.38 acres of open area for recreation use and community facilities in favor of amenities inside the building and on the roof; and, (13) §§803(c)(2) and 805(c)(2), to partially waive the requirement to provide existing features within 400 feet of the site.

Mr. Brennan said that if Council was in agreement with the Committee's recommendation, it may grant Preliminary and Final Subdivision and Land Development approval by carrying a motion to do so. (Brennan-Berk)

Mr. Bell asked regarding item 9, utility lines, whose are they. Mr. Brennan said he assumed they are electric and/or like Verizon/Comcast, but he deferred to Staff. Mr. Ehlinger commented that the drop, the feed from the overhead aerial that runs along the street to the building will come down the pole and go underground into the building, so there won't be aerial feeds, as well as telephone, cable, and FIOS. He said he thought this is what that references.

Ms. West said she had two questions: 1) have we assessed what the development is going to do to the traffic patterns in Doylestown because there will be a lot more cars there, which will kind of change that area; and, 2) the three trees that we're putting on Main Street, are they actually going to go in the sidewalk, because the sidewalks are very narrow. In response to the first question, Ms. Hyland stated it's probably better suited to the engineer, but said a traffic study was conducted at the start of this project. She thought it was done before the Zoning Hearing Board application and Mr. Dougherty concurred. Ms. Hyland said it was conducted by the

developer's engineer and resulted in a roadway realignment at North and Lacey, the addition of an all-way stop, and additional on-street parking.

Ms. West asked if there's a need then for any more stop lights. Ms. Hyland said the existing signal at Union and Main is very close to this site and a signal at Doyle would be too close.

Mr. Davis said there is some real reconfiguration of North Street and Lacey in the rear area that we think is really going to improve the traffic situation. He said there will be additional traffic, but traffic calming measures that are part of all of this completely changes the character of that stretch of North Street. He said we've been slowly, but surely, dealing with traffic calming starting at Swamp Road, installing some speed tables last year just to the east of the project. Mr. Davis said that this next section there will be a narrowing in some sections, some on-street parking in the vicinity of this, there will be a realignment of the triangle at Lacey and North which will channelize traffic and we think slow it down considerably, and really just change the character of that area. He said there will also be more sidewalks with more pedestrian activity. Mr. Davis said they are really excited about what this represents in terms of improvements to the traffic situation as opposed to any concerns about the additional traffic from the units themselves.

Ms. West asked if maybe a stop sign would have to be put up at Spruce and North. Mr. Davis said he believed that is the proposal. Mr. Ehlinger added that those two roads, where they come together by the side, they actually are putting a stop bar and stop sign there. He said that historically, cars would not have to stop when they came up North Street and came down onto Lacey. He said that now, they will actually have to come to a complete stop and then proceed. He said that also provides better timing and safety for the driveways coming out in that section. Mr. Ehlinger said, as Mr. Davis mentioned, there will be on-street parking which creates friction and slows cars down. He said that as to traffic, this development seems large in a vacuum, but it did not warrant any further signals and it did not require new timing or any adjustment, so it's within the capacity of all those intersections and that's what the traffic study did say. Mr. Ehlinger said they think the traffic calming and dealing with speeds at the curve that are historically fairly high, there should be some safety enhancements and the traffic intersections will work as they do now.

Mr. Davis commented that although it is 46 units, the parking ins and outs will be distributed fairly evenly between Main Street and North Street, so it's not like one particular area will be experiencing all of it, which is one of the reasons we don't need a traffic signal in front of the building.

Mr. Brennan said this did not come up in their meeting, but item 12, that there be amenities inside the building and on the roof, is that something that would be subject to approval and what is anticipated there. Jason Duckworth of Acadia Land Company was present and stated that they are anticipating a roof deck with a garden area, a fitness facility, and a private dining and private conference room space. He said additionally, there is an interior courtyard within the nook of the L shape of the building. With regard to the "private dining", Mr. Brennan asked if that was just for residents. Mr. Duckworth replied that given these are apartment homes, what is anticipated is that on major occasions, such as Thanksgiving, folks may wish to entertain their guests in a private dining room rather than in their apartment, but it is a series of luxury amenities geared to the residents they are anticipating in the building.

Mr. O'Brien asked what the square footage is of the apartments. Mr. Duckworth responded that it depends on the number of bedrooms within the unit, but they are anticipating that two bedroom units will be anywhere from 1200 to 1600 feet and one bedrooms will be generally

of a little less than 1000 feet, which indicates that these units are a little bit larger than what is being built in other suburban areas, but they think it is justified by their marketing analysis.

With regard to Ms. West's original second question, Mr. Davis stated that the street trees are to be planted behind the sidewalk in the grass so they will not impede the sidewalk in any way.

Mr. Brennan commented that he really appreciate the effort to reach out to residents, which he thinks made this process a lot easier. He said he knew Staff had suggested as well that it was helpful, so he thanked Mr. Duckworth for that.

Mr. O'Brien asked if all of the conditions are acceptable and Mr. Duckworth replied that they are.

Resident James Lannon stated that he remembers asking Mr. Duckworth at the Planning Commission meeting about a letter they had received from CKS which it indicated that there would have to be some significant infrastructural improvements that they would have to make to ensure that they have proper water services. He asked what resolution was reached relative to those concerns raised by CKS. Mr. Duckworth said that what is being referenced is how the building receives drinking water and there is, in fact, existing mains on both sides of the building, on Lacey and North Main. He said CKS has suggested that they evaluate the suitability of the water from Lacey and also evaluate potential upgrades to that. Mr. Duckworth said that testing is continuing - they have not yet reached a final conclusion on the that, but resolution of that is a condition of, he believes, of the engineer's letter so it would be subject to review of Staff.

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

2. **Zoning Hearing Board.** Mr. Brennan deferred to Ms. Hyland, who reported that the Board will meet on May 29, 2019, to hear the following applications: 167 Davis Road, Parcel No. 8-5-122, Stephen Servis, who requests a variance to permit a front porch to encroach into the front yard setback; 561 North Main Street, McDonald's USA, LLC, which requests a special exception to permit a freestanding monument sign with electronic reader board, and other sign variances; 172 Lafayette Street, Karen and Anthony Sandone, requesting variances for side yard setback for a proposed detached garage and to permit more than the permitted lot coverage, as well as a special exception and variance to permit an expansion of a nonconforming structure beyond the 25% limitation.

3. **Historic & Architectural Review Board (HARB) Report.** Mr. Brennan said that at their regular monthly meeting on April 25, 2019, the HARB recommended the issuance of Certificates of Appropriateness for the following applications: Sign Application: 7 Taylor Avenue, Shop Vintage Alley, Alison Jones, for a wooden A-frame business sign; and, Building Application: 163 East Ashland Street, James and Robin Wagner, to demolish existing house and construct new residential home with the following modification: the front porch roof should be hipped with a standing seam metal roof rather than gabled as shown on the plans.

Mr. Brennan said the Committee recommends that Council approve the applications in accordance with HARB's recommendations. He said that if Council wished to follow the Committee's recommendation, it could do so by motion. (Brennan-Berk) With no comments from Council, Staff, or the public, the vote was called. All were in favor and the motion passed unanimously.

4. **Code Enforcement Monthly Activity Report.** Mr. Brennan reported there were 50 residential and five non-residential use and occupancy inspections, 35 complaints were investigated, four recycling inspections, 14 sidewalk/paving inspections, zero sidewalk/snow inspections, four litter enforcement, no graffiti, three fire company issues, and five tree removal permits/issues.

5. **Building Inspection Monthly Report.** Mr. Brennan reported there were 108 total permits and a total cost of permit fees of \$74,910.68

ENVIRONMENT AND RECREATION - Ms. Margolis

1. **Doylestown Rotary Youth Fishing Program Memorandum of Understanding.** Ms. Margolis said that this Memorandum of Understanding (MOU) between the Borough and the Doylestown Rotary that sets forth the terms and understandings for a proposed partnership in support of the Youth Fishing Program. She said that the MOU has been approved by the Rotary and the Friends of the Borough Dam.

Ms. Margolis said that the MOU calls for Doylestown Rotary to assume the duties currently performed by the Friends of the Borough Dam in administering the program in partnership with the Borough. She said the MOU has an initial duration of one year, but the parties expect that it will be extended.

Ms. Margolis stated that the Committee has reviewed the MOU and is recommending approval. She said that if Council wished to follow the recommendation, it could do so by motion. (Margolis-Bell)

Mr. O'Brien asked if the seniors, handicapped, and veterans fishing derbies were included in this. Mr. Davis responded said they are specifically included in the duties assumed by the Rotary.

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

As a separate item, Ms. Margolis reported that she, Messrs. Davis and Frederick, and Ms. Hyland had a great visit to Narberth to talk to them about their successful program to reduce plastic use there, which is the only municipality in Pennsylvania so far to have done so. She said they learned a lot and the EAC is going to be hearing that report tomorrow evening and moving along with the process of considering how Doylestown might do something similar.

WATER UTILITY - Mr. Flood

Mr. Flood stated the only thing was the monthly Water Department Report, which he gave in Mr. Norris' absence. He said there two water main repairs, three water service repairs, six water meter repairs, six house calls, 13 well house repairs, 14 SCADA System Alarms, seven emergency shutoffs, and two bulk chemical deliveries. Mr. Flood said that from the front office, there were 17 final readings, 37 water leak notices sent, six meter repair notices sent, 155 late payment notices sent, and 60 shutoff notices sent.

Mr. Flood said that at their meeting, which was cut short because the room was needed for something else, they also discussed water testing, some additional testing was done, and they will be discussing that at next month's meeting because we want to provide clean and safe water to all of our residents and this is important to us.

FINANCE/PENSION - Ms. West

Ms. West said that before getting to the Agenda items, she wanted to talk about the RACP Grant the Borough received. She said that a picture was distributed to Council Members of last Friday's event, which is where our Representative and Senator held a press conference. She said it occurred to her that there were some key people missing from the photograph. She said she understood why it was done the way it was done, but in reflecting on that, she went back to emails to see how the whole thing proceeded.

Ms. West said that in an email on January 16, Mr. Davis sent Council information that they had identified some grants that had been earmarked for the Borough way back when and one of them was the RACP Grant, which was due on January 30. She said at that time, there were two weeks to prepare a request for a park, a Regional Police Department headquarters, and a new Borough Hall.

Ms. West said that Council governs by meetings and emails and they never really get to see of the inner workings, when people are running into each other in the hall because there's a two-week deadline that has to be met that you didn't know you had just the week before. She said, having written grants herself and being under deadlines, it must have been a lot of activity and effort that was put into this, and she wanted to thank everyone on Borough Staff for doing their due diligence and for making the deadline that made it possible for us to get a \$1.5 million dollar grant, which is actually the next Agenda item of business. Ms. West said while doing that, we also need to say thank you to Senator McIlhinney for having the vision in whatever year it was, maybe 2010, to earmark an opportunity for us for this project. "Thank You!"

Mr. Brennan echoed Ms. West's sentiments. He said he didn't think enough could be said of the quality of our municipal Staff. He said he has seen a lot of governments function and John Davis and his Staff do wonderful, wonderful work and a great deal of thanks is owed.

Mr. Davis asked that Jim Dougherty/Gilmore & Associates be included as they were a great help in navigating the process, and of course, Ms. Brinker, Ms. Hyland, and Mr. Ehlinger, as always.

Mr. Frederick said he thought also Representative Quinn worked together with Senator McIlhinney, so thank you to both of them. Mr. Davis agreed they were both involved in those earmarks back in the day.

Ms. West then moved to the Agenda items.

1. **Delaware Valley Regional Finance Authority Loan Application.** Ms. West stated that the application is being submitted now so that we can ensure funds are available when Borough Council is ready to apply for a loan for the Broad Street Municipal Complex and park. She said as you can see from the application, submission is not binding.

Ms. West said the Committee reviewed this item at their May 9, 2019 meeting, and the Committee is recommending that Council submit the application and necessary documentation to the Delaware Valley Regional Finance Authority. She said that if Council agreed with the recommendation, it could do so by motion. (West-Frederick)

Mr. Flood asked, "this does not bind us as far as an amount. We have to at a later date vote on the amount, is that correct?" Mr. Davis said that was correct. He said this has been requested by Delaware Valley Regional Finance Authority to they can better estimate what funds need to be available within the next year or so. Mr. Davis said he couldn't emphasize enough that it is non-binding. He said we have a lot of work to do in terms of refining things and now that we

are a little more able to pinpoint a schedule, a much tighter cash flow analysis can be prepared. Even in the last month obviously with the RACP Grant news, we've been able to refine these numbers significantly and as we apply for more grants and as we move further through the plan development process, hopefully reduce some costs. He said that Council will have ample opportunity to make decisions about the when, how much, and why of financing. Mr. Davis said this is really a starting point and a way of preserving our options. He said, as demonstrated by the next Agenda item, this will allow us to begin applying these future borrowings to some of the costs that we are starting to incur in the design phase as we start to really see a real deadline emerging.

Mr. Flood then asked if the next Agenda item, the Resolution, shouldn't be passed first because in the application, it says we already passed it. He said it doesn't really matter because we're doing it at the same meeting, but one of the requirements of the loan application is that you have already passed a resolution. Mr. Davis said if the Agenda items order was just his decision and that he just figured we needed to submit the application to then go ahead and say we wanted to spend some of the money.

Ms. West asked if it was based upon approval. Mr. Flood said reading through it, it just says that you had to pass a resolution saying you would use it for any expenditures, but he didn't have it in front of him. Mr. Davis said he was reading it right then and he didn't think it matters. Mr. Flood said he thought it would be alright and Mr. Davis concurred.

Martin Boden, on the Board of Directors at the Sandy Ridge Homeowners' Association, representing 148 units where there's probably about 300 votes. He asked if a study is being done on how this will impact taxes - resident taxes, Borough taxes, or is that being done at the same time. Mr. Davis responded by saying that they have been involved in that process all along, as the costs estimates have changed and developed over time. He said the impact on our finances is something that is constantly looked at it and, again, as we may for the first time actually see an actual date when we might get a hold of this property so we might have a real feel for when a borrowing may need to take place or when finances would need to be on hand for various aspects, we could really start to get into that. Mr. Davis reiterated that is something that is of great interest to Council as it involves use of our Reserve, the application for and accumulation of as many grant funds as we can, the partnership that we forged with New Britain and Chalfont Boroughs that has brought over \$2 Million to the table for this project already, we're closing in on \$2 Million worth of grants, so yes, that's obviously at the forefront of Council's thinking.

Mr. Flood asked if the proposed \$5.1 Million in this is our end. Mr. Davis said yes, that is correct, that's a net figure. Mr. Flood asked if that includes grants. Mr. Davis said this is a \$11 Million project in total. Mr. Flood asked if what is being voted on is \$5.1 Million and that's our end. Mr. Davis said yes.

Mr. Flood asked if there was any idea of how many additional mills of taxes that might mean, assuming we use all of it. Mr. Davis said that if every bit of this was borrowed and the decision was made repay it through a debt service tax, it would be a little over two mills.

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

2. Consideration of Resolution 2019-3, Allowing for the Reimbursement of Broad Street Municipal Complex Expenditures from the Proceeds of General Obligation Notes.

Ms. West stated that this allows for the reimbursement of any expenditures associated with the Broad Street Municipal Complex acquisition or construction from Note proceeds. She said that

once adopted, the resolution will allow for current and near future expenditures to be reimbursed once the Note or Bond has settled. She said this would include any expenditure within 60 days prior to adoption of this resolution, including engineering and planning costs.

Ms. West said that the Committee reviewed this item at their May 9, 2019 meeting and are recommending that Council adopt Resolution 2019-3. She said if Council agreed, it could do so by motion. (West-Bell)

Mr. Flood asked if we have any pending 60 days before this resolution. Mr. Davis said we have expended some funds - on the RACP development, but those are all budgeted, so up to now, if and when we embark the next phase of plan development, which is the detailed construction documents and the bid documents, there will be some substantial funds that are not currently budgeted either by us, Chalfont, or New Britain. He said this allows us some flexibility to really ramp up the design and preparation processes, despite the fact that we don't have some of these items are budgeted.

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

3. **Finance Report.** In Ms. Brinker's absence, Ms. West called upon Mr. Davis for the monthly finance report. Mr. Davis reported that the total of all funds expended was \$667,112.22. 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: No report.

PROFESSIONALS' REPORTS

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

Solicitor's Report - Ms. Waldron for Mr. Yeager: No report.

Central Bucks Regional Police Department (CBRPD) Activities Report. The Police Activity Report showed there were 1177 incidents in the Borough in April 2019. Year to date, the Department spent \$1,787,707.87 and were at 31.2% of their yearly budget. Chief Knott commented that he had nothing to add.

PRESIDENT'S REPORT: None.

OLD BUSINESS: None.

NEW BUSINESS

Mr. Flood wished the CB West Track Team good luck at States this week. He said both the girls and boys 4x8 won the conference championship and the girls are the defending state champions, and Julia Flood may be part of that. He said she was part of it when they won the conference.

Mr. Bell mentioned that at the Environmental Advisory Council meeting, a resident who is a senior at CB West attended and she expressed her concern about the Borough's dependence on single-use plastics. He said she also brought a letter she wrote, which was well done, but she also had 142 signatures on a petition. Mr. Bell said he was impressed with her initiative and passion on that issue, but unfortunately she's a senior and graduating, so her assignment was to find a junior.

As it was Junior Councilperson Josie Hall's last meeting, she shared that next year she will be attending Drexel University and will be a PPE major, which is a new program and she's currently the one in it, but it's a combine major of philos., philosophy science, and economics. Council Members wished Ms. Hall the best of luck and thanked her for everything she's done for the last two years.

OPEN PUBLIC COMMENT:

Larry Browne announced that the fire company's new trucks will be in parade on Monday.

EXECUTIVE SESSION: None.

ADJOURNMENT

At 7:56 p.m., Mr. O'Brien 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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