

A regular meeting of the Borough Council was held October 1, 2014, 7:35 p.m.

The following members and officers were present: President L. James Roberts, Vice President Donald Rosenberger, Councilmembers David Erwin, Lisa Gaier, Michael Johnson, Douglas Propst and Daniel Williams, Solicitor Charles Fonzone, Manager Scott C. McElree and Asst. Borough Secretary Kris Barndt.

RESOLVED, That, the Minutes of September 3, 2014 be approved as written. Motion of Councilman Rosenberger, seconded by Councilman Erwin. A roll call vote was taken and the motion was unanimously carried.

RESOLVED, That, the following check registers be approved for payment:

September 5, 2014 -	\$ 93,649.16
September 12, 2014 -	19,469.22
September 19, 2014 -	742,350.06
September 25, 2014 -	252,868.56

Motion of Councilman Rosenberger, seconded by Councilman Williams.

Councilman Roberts stated that he will abstain from voting on the approval of the check registers because it includes the purchase from the Friendly Book Store and that he has signed a letter in this regard.

A roll call vote was taken and the motion was unanimously carried. Abstained: Chairman Roberts.

RESOLVED, That, the Financial Statement, Police Department, Zoning Administrator and Building Inspector reports be received and filed. Motion of Councilman Williams, seconded by Councilman Erwin. A roll call vote was taken and the motion was unanimously carried.

Visitors:

Stephen Biddle, 130 S. Main Street, Quakertown indicated that he would like to speak with regard to a comment concerning regional traffic.

Edward Scholl, Economic Development Consultant was present to give a review. A new Economic Development Steering Committee has been created which is combined with the committees that were part of Quakertown Alive! and the Upper Bucks Chamber of Commerce and also includes County Officials, members of the Quakertown School District and St. Lukes Hospital, local businesses and selected borough officials. Part of the effort will include a sidewalk program, a new signage plan for the borough, review of safety concerns, establishing a new marketing effort and creating a new Quakertown area social media which would include Twitter, Instagram, Facebook, and a web page outside of the borough's web page to promote upcoming events, share business news such as menus, daily specials.etc.

Mr. Scholl stated he reached out to Transportation Management about the possibility of restoring bus service to the Quakertown area. There are some positive signs that this could happen. A survey regarding transportation will be placed on the website to get information such as the area where people live, their age, locations where they would ride and how much

they would use the transportation. Part of the discussion included creating a regional loop including the Perkasio and Sellersville areas.

Mr. Scholl met with PennDot concerning some downtown issues. The process is proceeding.

There was a multi municipal meeting with Senator Mensch including Richland, Milford, the County and PennDot to discuss regional traffic concerns specifically the closed loop system and alternative truck routes.

The downtown triangle project is moving along well. The first conceptual drawings were received for the building and Mr. Scholl feels the residents will like what they see.

The Borough has joined with the County, a Municipal Economic Development Initiative, which gives the Borough a partnership including accessing resources such as data, demographic and survey information.

As part of the EDSC Mr. Scholl would like to get feedback from residents outside of the members involved. He is looking for new memberships for the EDSC such as borough residents from Richland or Milford Township since the borough serves a greater part of the community other than just the borough. Interested residents can email Mr. Scholl at [edscholl@verizon.net](mailto:edscholl@verizon.net).

There was a press conference at the Gorski building located at 18 S. Fifth Street last week, briefly discussing job creation.

Councilman Propst indicated that Mr. Biddle could speak at this time.

Mr. Biddle announced that the Bucks County Area Planning Commission is going to hold a special regional transportation presentation on Tuesday, October 14, 2014 at 7:30 p.m. at the Quakertown School District building. Everyone is welcome to attend. The meeting will be concerning PennDot and state projects such as turnpike widening which will affect our region.

## **PLANNING & ZONING COMMITTEE**

RESOLVED, That, the following Resolution 105-14, approval of Mattress Warehouse Land Development, be adopted:

### **RESOLUTION 105-14**

WHEREAS, the Quakertown Planning Commission and the Bucks County Planning Commission have reviewed and recommended approval of the Mattress Warehouse Land Development at 20 S. West End Boulevard per plans dated May 5, 2014, revised July 22, 2014; and

WHEREAS, the plan and application have been reviewed by the Borough Engineer and the Bucks County Planning Commission, and have been found to be suitable for final approval, subject to the conditions as set forth below.

1. The developer should secure approval from PennDOT for the change in use of the site and the storm sewer discharge into the existing storm sewer system with the state highway.

2. Sewage Facilities Planning Modules are required for the project unless an exemption and/or waiver is granted by PaDEP.
3. The applicant must execute a Development and Financial Security Agreement.
4. The developer should secure an updated adequacy letter from the Bucks County Conservation District, verifying that the erosion control facilities proposed on the revised plans are acceptable.
5. The applicant must execute an Operation and Maintenance Agreement for the Stormwater Management facilities proposed on the site.
6. The conditions from Bucks County Planning Commission's review letter dated June 12, 2014.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Borough of Quakertown grants final approval of the plan subject to the conditions and requirements listed above.

The plan must be recorded in Bucks County within ninety (90) days.

Motion of Councilman Propst, seconded by Councilman Johnson. A roll call vote was taken and the motion was unanimously carried.

### **REVENUE AND FINANCE COMMITTEE**

RESOLVED, That, the following Resolution 109-14, creating an enterprise fund for the new park, be adopted:

#### RESOLUTION 109-14

WHEREAS, it is the intended purpose of the new park amphitheater to be a fee based entertainment complex; and

WHEREAS, the Borough of Quakertown intends to create an enterprise fund titled "Park Fund -10" for the purpose of providing a fee based venue to provide entertainment for the public; and

WHEREAS, the Park Fund desires to borrow funds for the start up and completion of the park from the electric fund.

NOWHEREFORE, the Borough Council of the Borough of Quakertown grants the approval to create an enterprise fund titled Park Fund -10, and further grants approval to borrow funds from the Electric Fund -7, for the purpose of financing the completion of the new park.

Motion of Councilman Rosenberger, seconded by Councilman Propst. A roll call vote was taken and the motion was unanimously carried.

RESOLVED, That the following Resolution 113-14, approving Jerry Gorski's LERTA application, be adopted:

#### RESOLUTION 113-14

WHEREAS, a request was received by developer Jerry Gorski to approve his Borough of Quakertown LERTA Request Application for his demolition and conversion project located at 18 S. 5<sup>th</sup> Street, parcel 35-008-191; and

WHEREAS, the property and project would qualify as a mixed use 10 year LERTA.

NOW, THEREFORE, BE IT RESOLVED, That, the Council of the Borough of Quakertown, grants approval of the Borough of Quakertown LERTA Request Application for Jerry Gorski.

Motion of Councilman Rosenberger, seconded by Councilman Erwin. A roll call vote was taken and the motion was unanimously carried.

RESOLVED, That the following Resolution 111-14, approving a traffic signal easement with Richland Township, be adopted:

#### RESOLUTION 111-14

WHEREAS, Richland Township has requested that the Borough of Quakertown grant them a 165 square foot easement on tax parcel 36-005-060, the location of East Pumping Station Road and California Road, for the purpose of a joint traffic signal improvement project; and

WHEREAS, Richland Township has requested the Borough's consideration to donate the required right of way.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Quakertown that the Borough Manager is authorized to work with Richland Township to prepare the necessary documents to grant Richland Township a 165 square foot easement across tax parcel 36-005-060 for the purposes of traffic signal improvements and agrees upon donation of the easement to Richland Township.

Motion of Councilman Rosenberger, seconded by Councilwoman Gaier. A roll call vote was taken and the motion was unanimously carried.

#### **HEALTH, SAFETY & WELFARE COMMITTEE**

RESOLVED, That, the following Resolution 107-14, setting Trick or Treat Night, be adopted:

#### RESOLUTION 107-14

RESOLVED, That, the Council of the Borough of Quakertown establishes October 31, 2014, 6:00 p.m. to 9:00 p.m., as Trick-or-Treat night in the Borough of Quakertown.

Motion of Councilman Johnson, seconded by Councilman Propst. A roll call vote was taken and the motion was unanimously carried.

Councilman Johnson confirmed with Mr. Gorski, who was present at the meeting, that a raised crosswalk will be constructed rather than a standard delineated crosswalk which would require curb cuts.

Mr. Gorski stated that a raised crosswalk has advantages as far as traffic calming on 5<sup>th</sup> Street and slowing vehicles down in front of his building at 18 S. 5<sup>th</sup> Street.

RESOLVED, That the following Resolution 114-14, approving Jerry Gorski's request to install a crosswalk at 18 S. 5<sup>th</sup> Street, be adopted:

#### RESOLUTION 114-14

WHEREAS, a request has been received from developer Jerry Gorski to install a crosswalk at 18 S. 5<sup>th</sup> Street from the parking lot to the main entrance of the renovated building which would be located mid-block between Juniper Street and West Broad Street; and

WHEREAS, the installation of a proposed raised crosswalk which will help reduce speed, will be constructed in accordance with Traffic Calming and ADA regulations; and

WHEREAS, the installation of the crosswalk will be at no cost to the Borough.

NOW, THEREFORE, BE IT RESOLVED, That, the Borough Council of the Borough of Quakertown approves the request of Jerry Gorski to install a raised crosswalk in accordance with ADA and Traffic Calming regulations at the property of 18 S. 5<sup>th</sup> Street with no cost to the Borough.

Motion of Councilman Johnson, seconded by Councilwoman Gaier. A roll call vote was taken and the motion was unanimously carried.

RESOLVED, That, the following Resolution 115-14, approving a Light in the Night Halloween block party on a portion of 7<sup>th</sup> Street, be adopted:

#### RESOLUTION 115-14

WHEREAS, a request was received from Brandon Roth to hold a Light in the Night Halloween ministry block party to be held on a portion of 7<sup>th</sup> Street, October 31, 2014, from 5:00 p.m. to 10:00 p.m.

NOW, THEREFORE, BE IT RESOLVED, That, the Council of the Borough of Quakertown, grants the request of Brandon Roth to hold a Light in the Night Halloween ministry block party and to close 7<sup>th</sup> Street between Juniper Street and Broad Street.

Motion of Councilman Johnson, seconded by Councilman Propst. A roll call vote was taken and the motion was unanimously carried.

Councilman Johnson asked Mr. Gorski if he wanted to discuss the press conference held during the week. Mr. Gorski stated he received a request from Representative Clymer to hold a press conference regarding job creation. Several other representatives from neighboring districts and several employers from the area attended. They spoke regarding construction jobs currently created, the permanent jobs which will be located in his new building and other projects in the area which are creating new jobs. Mr. Gorski's tenant Synergis Technologies will be utilizing 28,000 square feet of the building and the remaining 15,000 square feet, which are two suites, do not have specific tenants presently.

Councilman Johnson commented the front renovations of Mr. Gorski's building looks very nice.

### **PUBLIC UTILITIES COMMITTEE**

Councilman Erwin stated that there are not any items for action under the Public Utilities Committee.

Councilman Rosenberger asked when the sewer project is due to start. Manager McElree replied that the Borough is still securing several easements from residents along with finalizing the DEP permitting. Manager McElree stated he plans to present to Council the beginning of next year, the bid specifications and the results of the bidding. Realistically, the project should start in mid 2015.

### **PUBLIC WORKS COMMITTEE**

Councilwoman Gaier stated that there are not any items for action under the Public Works Committee.

### **PARKS & RECREATION COMMITTEE**

RESOLVED, That, the following Resolution 110-14, accepting and awarding bids for the amphitheater, be adopted:

#### RESOLUTION 110-14

RESOLVED, by the Council of the Borough of Quakertown, That, the following bids be accepted and contracts awarded to the following contractors for the construction of the amphitheater:

<u>Contractor</u>	<u>Bid Item</u>	<u>Bid Cost</u>
Dual Temp Co., Inc. Allentown, PA	Plumbing	\$ 27,500.00

Albarell Electric, Inc. Bethlehem, PA	Electric	\$ 50,799.00
Walter Brucker Co. Dublin, PA	General Contractor	\$504,200.00

The contracts are awarded in accordance with the bids opened July 16, 2014. The Borough Manager is hereby authorized to execute the said contracts on behalf of the Borough of Quakertown.

Motion of Councilman Williams, seconded by Councilman Rosenberger. A roll call vote was taken and the motion was unanimously carried.

RESOLVED, That, the following Resolution 112-14, accepting Richland Township's Trail Agreement, be adopted:

#### RESOLUTION 112-14

WHEREAS, Richland Township created a Trails Master Plan which calls for the construction of pedestrian and bicycling trails throughout the Township to connect neighborhoods, schools and recreational areas in Richland Township and adjacent communities to provide residents with a safe, scenic route, whether walking or bike riding throughout the community; and

WHEREAS, Richland Township has requested approval from the Borough Council of Quakertown to construct a pedestrian bridge and trail connection to the end of Fifth Street on parcel 35-007-027-003 which is adjacent to the Quakertown Community High School and athletic facilities; and

WHEREAS, Richland Township has established a Trail Agreement agreeing to be responsible for any and all maintenance and repairs relative to said bridge and trail, thereby relieving the Borough of Quakertown of any obligation or responsibility for any maintenance that may become necessary; and

WHEREAS, Richland Township agrees to defend and protect from any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses (including reasonable attorney's fees and expenses, court costs, and costs of appeals) asserted against or incurred by the Borough of Quakertown, its employees, officers and agents, by reason of or arising from the construction, use and/or maintenance of said bridge and trail.

NOW, THEREFORE, BE IT RESOLVED, That, the Borough Council of Quakertown does hereby accept the proposal from Richland Township to construct a pedestrian bridge and walking trail on the Borough's parcel 35-007-027-003 and authorizes the proper Borough officials to execute the Trail Agreement.

Motion of Councilman Williams, seconded by Councilman Johnson. A roll call vote was taken and the motion was unanimously carried.

President Roberts indicated that there will be an executive session following this meeting for the matter pertaining to the police contract.

President Roberts declared the meeting adjourned at 8:06 p.m.

BOROUGH OF QUAKERTOWN

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L. James Roberts, Jr.  
President of Council

Attest:

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Scott C. McElree  
Borough Secretary