



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING
August 22nd, 2018
7:30 P.M.
700 Summit Avenue, Jenkintown Pennsylvania**

MINUTES

1. **Call to Order:** President D. Pancoe called the meeting to order at 7:30 p.m.
2. **Pledge of Allegiance:** Chief A. DiValentino led those present in the Pledge of Allegiance
3. **Roll Call:**
 - **Council members present:** President D. Pancoe, Vice President R. Bunker, Councilor J. Lugar, Councilor C. Whitney, Councilor C. Soltysiak, Councilor K. Farrell, Councilor A. MacHaffie, Councilor K. McGlonn, Councilor J. Conners, and Councilor D. Ballard.
 - **Council members absent:** Councilor M. Ashton Young, and Councilor M. Golden.
 - **Others Present:** Manager G. Locke, Solicitor S. Kilkenny, Engineer K. Hassan, Mayor A. Dobbs, Police Chief A. DiValentino, Public Works Foreman K. Riggins and Director of Finance R. Ware.
4. **Approval of Minutes: July 25th, 2018:** On motion of Councilor J. Conners, seconded by Councilor C. Whitney, the motion approving the July 25th, 2018 Council Meeting minutes were approved unanimously.
5. **Approval of Payrolls dated August 2nd and August 16th in the amount of \$161,460.25 and Invoices totaling \$651,819.97.** On motion of Vice President R. Bunker, seconded by Councilor J. Lugar, the motion approving payrolls dated August 2nd and August 16th in the amount of \$161,460.25 and invoices totaling \$651,819.97 were approved unanimously.

6. Presentations:

- **Otto Architects Inc., Feasibility Study:** Joshua Otto and Kara Kray, of Otto Architects, appeared before Council to present the feasibility study that the firm completed on the possible relocation of Borough Hall and the Police Department to Homestead Hall. It was noted in the report that the three functions that are housed in the current building, Borough Administration, Police Department and Borough Council, would not be able to all be located within Homestead Hall.

Vice President R. Bunker clarified that Homestead Hall would work for the Borough Administration and Borough Council, however it could not fit those two functions and the Police Department. Joshua Otto agreed.

Mayor A. Dobbs noted that the advantage of moving to Homestead Hall is that it is currently not paying taxes, therefore it would remain tax exempt however the Borough parcels on Summit Avenue would then be able to be taxed parcels. Mayor A. Dobbs wanted to hear from the Police Department regarding the study and the amount of space they required.

Police Chief A. DiValentino noted that when the current building was built, the standards the Police Department had to meet were lower than the standards that are required to be met today. Primarily the Police Department is looking for space and security such as the "sally port."

President D. Pancoe noted that one of the main reasons that Borough Council is interested in Homestead Hall is due to its iconic nature.

Councilor K. Farrell noted that although all three functions cannot feasibly be within Homestead Hall, she would like to urge Council to keep an open mind regarding this being Borough Administration and Borough Council and look for a second property for the Police Department as the three functions can be separated.

- **Possible Relocation, Jenkins Court, 680 York Road:** Vice President R. Bunker noted that he met with Phil Pulley, the owner of Jenkins Court at 610 / 680 York Road. Vice President R. Bunker noted that there is enough space at 680 York Road for all functions of the Borough, including the Public Works Department, however with the possible relocation to 680 York Road the Borough would lose the opportunity to preserve Homestead Hall. Vice President R. Bunker noted that he would like to see this become the home of the Police Department and Public Works. Vice President R. Bunker noted that the Public Works Department would be underneath the parking garage and would be barricaded off from the public. This would be a rental, instead of ownership which would be a twenty to forty year lease. Vice President R. Bunker noted that the sale of the Borough property would offset the cost of the lease, and the Borough would not have to perform maintenance on the building.

Mayor A. Dobbs asked when the Borough had to make a decision on Homestead Hall and how long Council had to process the new information pertaining to 680 York Road. President D. Pancoe noted that there is not a definite answer to that, however the Church of Our Saviour has a tight timeline. Solicitor S. Kilkenny noted that the Option Agreement with Church of Our Saviour is until the second week of September.

Manager G. Locke wanted to thank Vice President R. Bunker for meeting with Phil Pulley regarding 610 / 680 York Road. Additionally, Manager G. Locke wanted to thank Otto Architects for presenting their feasibility study, as the Borough asked that this project be assessed rather quickly. Borough Manager G. Locke noted that he did receive a rough estimate for digging out the basement which would be approximately \$5,000-\$7,000.

7. Public Comment: Stephen Feldman, 820 Homestead Road, occupied the building across the street from Homestead Hall. Mr. Feldman noted that the building he occupies was designed in the 1930's by an individual who was trained by Mr. Horace Trumbauer. Mr. Feldman noted his concerns are that there will be an increase in parking in that area as the offices near Homestead Hall use the parking lot at the rear of Homestead Hall for their business. Mr. Feldman asked if the lot would be a municipal lot or just dedicated to the Borough. Additionally, Mr. Feldman has concerns regarding the street parking if the Borough occupies the Homestead Hall lot.

Councilor J. Lugar asked if there was an agreement with Church of Our Saviour to use their parking. Mr. Feldman noted there was for several spaces.

Ann Peff, 407 Vernon Road, appeared before Council to note the rumors that are going around the Borough. Mrs. Peff noted that she heard that the parking behind Homestead Hall is not within the sale for the Borough. Mrs. Peff noted that the parking would then overflow into the street and there simply would not be enough parking for all functions. Mrs. Peff also noted that there is currently only one entrance and one exit into and out of the parking lot. Mrs. Peff noted that she does not believe a lot of people know that the building is up for sale.

President D. Pancoe noted that the rumor is not true, and the parking lot would be included in the sale of the property. President D. Pancoe noted that the Church is not up for sale as of yet, however approached the Borough for sale. Additionally, Mayor A. Dobbs noted that Police Department and Public Works Department will not use Homestead Hall, therefore would not be parking on the street or in the lot behind the building.

President D. Pancoe noted that Borough Council had a brief executive session at 6:30 PM before the Borough Council meeting to discuss matters pertaining to real estate.

8. Committee Reports

- **Administration and Finance:** No Report.
- **Building, Zoning and Revitalization:** No Report. President D. Pancoe noted that the Planning Commission met last night to hear the preliminary Land Development application.

- **Public Safety:** No Report.
- **Public Works:** No Report.
- **Jenkintown School District:** No Report. Councilor K. McGlenn noted that the Borough has executed a grant for the Elementary School Playground. Councilor K. McGlenn wanted to thank Borough Manager G. Locke for the execution of the grant. Councilor K. Farrell seconded those as she has been the Council contact for the grant that has taken place over the past three years. Mayor A. Dobbs noted that the School District will be completing a feasibility study for the playground on the items that need to be replaced and something that the Community Group of Parents begin to look for grants for.
- **Jenkintown Community Alliance:** Mayor A. Dobbs noted that Lindy Properties donated \$5,000 to be the principal sponsor for the event. Additionally, Mayor A. Dobbs noted that the meeting with the Borough Administration, Public Works and Police Department has been scheduled for September 5th. Rachel Farrington will be taking over the ArtsFest during the 2019 year, however Melissa and Sok Pho will be involved and will implement the money that has been raised over the past few years.
- **Multi-Municipal Group:** No Report.

President D. Pancoe wanted to thank Councilor D. Ballard for tracking through the Pennsylvania Municipal League the article pertaining to small cell towers. Councilor D. Ballard noted that this is to prepare for 5G wireless services throughout Pennsylvania, which requires smaller antennas however they have to be closer together. The bill before the Pennsylvania House pertains to the Zoning and Permitting requirements that the municipalities can place on the telecommunications.

Solicitor S. Kilkenny highlighted that two townships he represents have sent his firm to oppose the telecommunications from placing nodes within the right of way. The bill before the House would preempt all local regulations pertaining to right of ways for all telecommunications.

Mayor A. Dobbs asked what the negative effects to this bill were. Solicitor S. Kilkenny noted that there are regulations on the right of ways specifically pertaining to where they can be placed. The new bill would remove those regulations as the permit process would be through the state.

President D. Pancoe also noted that Council would like to appoint one of their members as the Pennsylvania Municipal League representative. If anyone is interested, please contact President D. Pancoe.

- **2035 Comprehensive Plan:** No Report.

10. Engineers Report: Engineer K. Hassan noted that there was a report with the monthly meeting materials.

11. Solicitor's Report: Solicitor S. Kilkenny noted that the Solicitors Office is working with the Borough regarding various projects such as zoning and land development matters. Additionally, Solicitor S. Kilkenny noted that Solicitor P. Hitchens was in attendance in the evening yesterday for the Summit House Associates meeting. Finally, Solicitor S. Kilkenny right to know submittals and other legal questions.

12. Mayor's Report: Mayor A. Dobbs noted that she attended the coffee with the cops a few weeks prior. Mayor A. Dobbs noted that it is the Police Departments intention to continue coffee with a cop as it was well received from the public. Mayor A. Dobbs noted that she attended the Open House of the new infusion center which is located at 101 Greenwood Avenue on the sixth floor. Mayor A. Dobbs would like to congratulate the Chief for the professionalism and response time for the mass shooting in Cheltenham Township.

13. Police Chief's Report: Police Chief A. DiValentino noted that there was a report with the monthly meeting materials. Police Chief A. DiValentino noted that there was an organizational chart for the ArtsFest in that event. The chief noted that he is not on that chart as he is a judge within the event. Police Chief A. DiValentino noted that the Departments have mutual aid for these reasons and the communication went well for the incident and wanted to thank the other departments involved. Police Chief A. DiValentino also noted that coffee with a cop went well and thanked the residents that attended.

14. Public Work's Report: Public Works Foreman K. Riggins noted that there was a report with the monthly meeting materials. Public Works Foreman K. Riggins noted that the Public Works Department has been working on the sink hole on Mather Road for the past few days. Public Works Foreman K. Riggins believes that these repairs will relieve the issues on Mather Road. Public Works Foreman K. Riggins wanted to thank Fire Marshal K. Lynch for all his help on the project. Additionally, Borough Manager G. Locke noted that there was the proper safety equipment used for the project.

15. Manager's Report: Borough Manager G. Locke noted that there was a report with the monthly meeting materials. Borough Manager G. Locke highlighted that the Borough has placed a photo of the month through Jon Adams photo club. Additionally, the Borough has updated their banners on their website to current information and photos. These banners have not been update since the website has been launched. The Borough has also been working with Pippa Sigunza on the Great American Race she is hosting on October 12th. The Businesses will all be involved. The handicap ramps will begin on Friday at Florence Avenue and West Avenue and will be working within the area of the school then the contractor will be moving to the sections which the Borough will be paving. The Subdivision / Land Development meeting last night during the planning commission meeting went well, which the applicant noted that they should be able to comply with all comments discussed.

ORDER OF BUSINESS

- 1. 2016 / 2017 CDBG Project Award:** Councilor J. Conners made a motion, seconded by Vice President R. Bunker, to award the accessible curb cut ramp project to NJC Concrete. This project is funded through the 2016/2017 County Community Development Block Grant (CDBG).
Motion approved 10-0
- 2. 2018 Paving Project Award:** Councilor J. Conners made a motion, seconded by Vice President R. Bunker, to award the 2018 Paving Project to General Asphalt.
Motion passed 10-0.
- 3. Resolution #2018-25 Keystone Community Program:** Vice President R. Bunker made a motion, seconded by Councilor C. Soltysiak, to approve Resolution #2018-25 requesting a Keystone Communities Grant Program in the amount of \$26,910.00. The grant will be used for demolition for the Cedar Street Park.
Motion approved 10-0.

NEW BUSINESS AND DISCUSSION:

- Jenkintown/Wyncote Train Station: SEPTA Station Meeting:** Borough Manager G. Locke noted that the County has helped the communication efforts between the Borough and SEPTA as the Borough has expressed interest in having the station occupied by a business. SEPTA has been reluctant however did offer the possibility of the Borough occupying and renting the building temporarily. Borough Manager G. Locke noted that the meeting appeared as though it was positive. The County is now backing out since the communication has begun, however are willing to assist in any way possible.

President D. Pancoe added that SEPTA has no interest in renting the building until the ADA ramps are completed which is expected to take five to ten years. The Borough would like to see this building rented as soon as possible, as the Borough does not want a vacant building.

EXECUTIVE SESSION: On motion of President D. Pancoe, seconded by Councilor J. Conners, the motion to move into Executive Session for discussion of matters of real estate.

At the conclusion of Executive Session, President D. Pancoe announced that an Executive Session was held for the purpose of discussing matters of real estate. A motion made by Vice President R. Bunker seconded by Councilor C. Soltysiak to go back into the public meeting passed unanimously

ADJOURNMENT: On motion of Vice President R. Bunker, seconded by Councilor C. Soltysiak, the motion adjourning the meeting passed unanimously.