

REGULAR MEETING  
BOROUGH COUNCIL  
MALVERN BOROUGH  
1 East First Avenue  
Malvern, PA 19355

September 3, 2019  
7:30 P.M.

PRESIDING: Council President Grossman

INVOCATION: David B. Burton, Mayor

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ROLL CALL

PRESENT

Council President Grossman  
Council Vice-President Uzman  
Council Member Finkbiner  
Council Member Laney  
Council Member Meisel  
Council Member Raynor  
Council Member Sinquett

ABSENT

2. RECORDING OF MEETING

Council President Grossman asked in accordance with Resolution No. 787 if any member of the audience was recording the meeting.

Lynne Frederick, 227 E. Broad Street, stated she was audio recording the meeting.

3. APPROVAL OF AGENDA

A motion was made by Council Vice-President Uzman, second by Council Member Laney, and carried by a vote of 7-0 to approve the agenda for September 3, 2019 as presented.

4. APPROVAL OF MINUTES

A motion was made by Council Member Sinquett, seconded by Council Member Laney, and carried by a vote of 7-0, to approve the minutes of the meeting held on Tuesday, August 20, 2019 as amended.

5. PRESENTATION – MICHAEL FULLER (KEYSTONE LIGHTING SOLUTIONS) – DELAWARE VALLEY REGIONAL PLANNING COMMISSION STREETLIGHT PROCUREMENT PROGRAM

Borough Manager Bashore introduced Michael Fuller with Keystone Lighting Solutions (KLS). KLS is the consultant for the Delaware Valley Regional Planning Commission's (DVRPC) Regional Streetlight Procurement Program (RSLPP). The information before Borough Council this evening, which represents phase 2 of the program, pertains to the audit and project design that was completed as authorized through the adoption of Resolution No. 784, which was adopted at the February 19, 2019 meeting.

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This information was reviewed by the Finance & Administration Committee at their meeting on August 19, 2019. The project would involve the conversion of the Borough's streetlight system to LED. Additionally, as part of the project, the Borough would need to purchase the streetlight system from PECO, the cost of which has been factored into the overall project total (the Borough currently owns the decorative fixtures, but not the cobrahead lights). The cost for the conversion ranges from \$48,648 to \$197,139 depending on a variety of options (e.g. Cobraheads only, cobraheads plus decorative lights, control selection). In addition, the project would produce an energy savings for the Borough.

Michael Fuller with Keystone Lighting Solutions reviewed his document entitled *Roadway, Street & Area Lighting Upgrade Project Specifications & Proposal*, dated August 29, 2019.

Discussion focused on converting the Borough's streetlight system to LED, including subjective versus objective effects of 3,000 K versus 4,000 K brightness, aesthetics, public safety, and beam shielding.

Borough Manager Bashore stated PennDOT has not made a decision as to whether Liquid Fuels funds may be used to purchase any portion of the lighting upgrades.

Council President Grossman asked about the costs for the project. Mr. Fuller outlined different options for the project, noting the payback period for each option. Mr. Fuller outlined the cost difference in the decorative fixtures for a retro-fit versus a full head replacement. Council President Grossman asked about the light output from the Borough's decorative fixtures, noting certain areas where it is difficult to see at night. Mr. Fuller stated that decorative fixtures are more aesthetic based as opposed to being focused on light output. Mr. Fuller recommended checking the bulb wattage.

Council President Grossman asked about traffic signals and why they were not included in the project. Borough Manager Bashore stated that the traffic signal at King Street and Warren Avenue will be upgraded to LED as part of the N. Warren Avenue Transit Project.

Council Member Raynor asked about the counties involved in these projects. Mr. Fuller reviewed a list of counties and municipalities that have been involved.

Kel Schmitt, 17 Channing Avenue, stated New Hope Borough, Bucks County, recently underwent a LED upgrade that maintains the historic character by the look of the fixtures and the brightness.

Council Member Laney asked Mr. Fuller if solar panels could be installed to offset energy costs. Mr. Fuller stated he is not sure what, if any savings could be achieved from the use of solar panels. His opinion is that the solar panels would not fit with the looks of the Victorian-era lights and would not be covered in the DVRPC's lighting program.

Police Chief Marcelli said from a public safety perspective, he would prefer intersections to be brighter than the length of the streets.

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Mr. Fullers estimated the LED streetlight conversion to take seventeen (17) days to complete, and does not include lights in the Borough Hall's parking lot. Some other municipalities in Chester County that either have or plan to convert to LED are Phoenixville Borough, West Borough, Uwchlan Township, and Kennett Square Borough.

Mr. Fuller stated one of the decisions Borough Council has to make is whether to finance any upgrades or retrofits at a 2% interest rate, through the DVRPC cooperative.

Borough Council requested that Mr. Fuller update the cos-benefit spreadsheet to reflect retro-fit vs. complete light housing updates. The Public Works Committee and Capital Improvements Committee will review the streetlight proposal and make recommendations for all of Borough Council to review and take action on.

### 6. NEW BUSINESS

#### a. Bid Award – North Warren Avenue Transit Project

Borough Manager Bashore stated the bid results for the North Warren Avenue Transit Project have been reviewed by the Borough Engineer since Borough Council last discussed the project at its August 20, 2019 meeting. This project involves the upgrade of the traffic signal at the intersection of Warren Avenue and King Street and the installation of sidewalk on North Warren Avenue to connect the parking for the Malvern Train Station to Pennsylvania Avenue. The project is being partially funded by two (2) grants totaling \$560,000.00, received from the PA Department of Community & Economic Development and the PA Department of Transportation.

The two (2) bids received for this project were from:

- Road-Con, Inc. at a cost of \$910,428.75
- Marino Corporation at a cost of \$1,034,402.10

The Borough Engineer noted that this was above the estimate in the grant application. This may be due to the delay in the design phase of the project in obtaining the necessary approvals from PennDOT. The low-bidder, Road-Con, Inc., has all the necessary bid information and is experienced with this type of work. This company previously completed the streetscape project on Powelton Avenue.

Councilor Sinquett recommended a heater or similar device be included with the traffic signal to prevent snow and ice from accumulating on the LED lights. LED lights do not emit sufficient heat to melt snow and ice. Borough Manager Bashore will check with the Borough Engineer to determine what options are available to aid in preventing snow and ice accumulation.

Police Chief Marcelli asked if the traffic signals will have a backup generator connection and/or battery backup in case of emergencies. Borough Manager Bashore said the traffic signals may have been designed with the emergency backups, but he will get confirmation from the Borough Engineer.

A motion was made by Council Member Meisel, second by Council Vice-President Uzman, and carried by a vote of 7-0, to accept Road-Con, Inc. as the lowest responsible bidder at a cost of \$910,428.75, to complete the work for the North Warren Avenue Transit Project.

b. Sustainability Advisory Committee

Borough Manager Bashore stated at the July 16, 2019 meeting, Borough Council heard a presentation from a resident regarding the possibility of establishing a Sustainability Advisory Committee. Borough Council reviewed a resolution from East Goshen Township as part of this discussion. Borough Council discussed creating an ad hoc committee to define the scope for the Sustainability Advisory Committee and directed me to issue a notification through Constant Contact, as well as speak with the Randolph Woods Ad Hoc Committee members.

Borough Manager Bashore issued an email through Constant Contact in order to gauge community interest. Unfortunately, no responses were received. That being said, several members of the Randolph Woods Ad Hoc Committee expressed an interest in being involved. The following individuals (Randolph Woods Ad Hoc Committee members and others) have expressed interest to be involved:

- 1) Michael Skuja
- 2) Marty Laney
- 3) John Butow
- 4) Brendan Phillips
- 5) Brian Walker
- 6) Joe Bones
- 7) Helise Bichefsky, DO
- 8) Zoe Warner, Ph.D.

Mike Skuja said the Sustainability Committee could recommend creating an ad-hoc environmental committee with a more specific purpose. Possibly create 3 or 4 goals to get the ad hoc committee up and running. Some examples of goals could be 1) Create more wildlife habitat in Malvern, such as native pollinator plantings; 2) Create flood-resilient communities through native plantings and pavement buffers; and 3) Enhance linkages between under-utilized Borough food waste and local farm productivity, such as offering publicity to local businesses who buy compostable corn bags to replace plastic bags.

A motion was made by Council Vice-President Uzman, seconded by Council Member

Laney, and carried by a vote of 7-0, to appoint the abovementioned residents to the Sustainability Advisory Committee with terms and scope of work yet to be recommended by the Randolph Woods Ad hoc Committee, and approved by the Borough Council.

7. NEW BUSINESS

a. Bid Award – Paving of the 200 Block of Church Street

Borough Manager Bashore reviewed the bid results for the paving of the 200 block of Church Street. Bids were received on August 29, 2019 and there were eight (8) contractors who submitted bids on the project. The lowest bidder is John A. DiRocco Contractors in the amount is \$14,439.45, which includes the Borough Engineer's cost estimate for materials, the total estimated cost for the project is \$25,439.45 (original cost estimate was \$36,312.22). Earlier this year, John A. DiRocco Contractors completed the paving project on Green Street.

A motion was made by Council Member Sinquett, seconded by Council Member Laney, and carried by a vote of 7-0, to award the contract for the paving of the 200 block of Church Street to John A. DiRocco Contractors, based on their bid dated, August 29, 2019 in the amount of \$14,439.45.

b. Police & Non-Uniform Pension Plans – Minimum Municipal Obligation

Borough Manager said Act 205 of 1984 requires that the chief administrative officer of the pension plan inform the governing body of the municipality of the Minimum Municipal Obligation (MMO) for the following year by the last business day in September. This memorandum, provided under the guidance of Beyer-Barber Company, the Borough's pension plan actuary, is intended to satisfy this legal requirement. The calculation of the 2020 MMO requires several assumptions relating to projected payroll and costs is offset by state-aid. The 2020 MMOs for Malvern Borough's Police and Non-Uniform Pension Plans are:

- 2020 Non-Uniform Pension Plan MMO – \$15,745.11
- 2020 Police Pension Plan MMO – \$0.00

A motion was made by Council Vice-President Uzman, seconded by Council Member Laney, and carried by a vote of 7-0, to certify the 2020 MMOs for the Malvern Borough Police Plan at \$0.00 and the Non-Uniform Pension Plan at \$15,745.11.

c. Authorization to Sell Public Works Equipment – 1972 Ford Tractor and 1967 roller

Borough Manager Bashore requested for authorization to sell a 1972 Ford Tractor, currently in limited use by the Public Works Department. Pursuant to section 25-21 of the Borough's Administrative Code, sale of equipment with a sale value of more than \$500 requires the approval of Borough Council. If authorized, the tractor would be placed on Muncibid for sale as we have had success in the past selling equipment through this program.

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Borough Manager Bashore noted that the Superintendent of Public Works would also like to sell the 1967 roller. If authorized, the roller would be placed on Muncibid for sale as we have had success in the past selling equipment through this program.

A motion was made by Council Vice-President Uzman, seconded by Council Member Sinquett, and carried by a vote of 7-0, to authorized the sale of a 1972 Ford Tractor on the Muncibid website.

d. Zoning Hearing Board

Borough Manager Bashore stated that at their meeting on August 26, 2019, the Zoning Hearing Board heard applications for 107 Mountain Laurel Lane and 545 South Warren Avenue (i.e. Malvern Veterinary Hospital). For the application for 107 Mountain Laurel Lane, the Zoning Hearing Board voted to grant the requested relief, conditioned on compliance with the testimony presented and submitting the plans to the Borough Engineer for a determination on stormwater management controls. Regarding the application for Malvern Veterinary Hospital, the Zoning Hearing Board voted to grant the requested relief.

Borough Manager Bashore stated that there are no new applications before the Zoning Hearing Board.

8. PUBLIC FORUM

Council President Grossman stated that Borough Council will now take comment from the public on any item not on the agenda.

Kel Schmitt, 17 Channing Avenue, requested to borrow the Malvern Parks & Recreation's kickballs for pick-up games since there is no Fall Kickball League. Borough Manager Bashore stated he will make the kickballs available.

9. ADJOURNMENT

All business having been discussed, a motion was made by Council Vice-President Uzman, seconded by Council Member Meisel, and carried by a vote of 7-0, to adjourn the meeting at 8:47 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Borough Manager/Asst. Secretary