

REGULAR MEETING  
BOROUGH COUNCIL  
MALVERN BOROUGH

October 1, 2013  
7:30 P.M.

PRESIDING: Woody J. Van Sciver, President

INVOCATION: Gerard J. McGlone, Mayor

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ROLL CALL:
  - Council President Van Sciver
  - Council Vice President Raymond
  - Council Member Coughlin
  - Council Member Giandonato - ABSENT
  - Council Member Macaleer
  - Council Member Sponenbergh
  - Council Member Uzman - ABSENT
  - Mayor McGlone - ABSENT

2. PUBLIC FORUM:

Council President informs all present that copies of the agenda are available at the front desk. This is a Public Session of Council. Should any citizen/taxpayer wish to offer comments on any item on the agenda, now is the time to bring those comments before Council. Are there any citizens/taxpayers who wish to bring before Council any item not on the agenda?

- a. Lynne Hockenbury provided Council with her thoughts on the banners. She reported that she has spoken to two vendors that she feels will be good to work with. Project Graphics has the banner where supporters names can be added to a smaller banner and those banners are 18" x 36" with the flag on the bottom to not make it quite 4'. The other vendor, Brothers Screen Graphix, was suggested by Pat Marcozzi and their banners are 2' x 4'. Brothers Screen Graphix is local and is willing to print as many colors as we want on the banners. The prices are about the same. Brothers will put them up for an additional cost. Project Graphics uses a sunbrella material that may last 5-7 years and Brothers Screen Graphix uses a thin vinyl oil cloth material that will last about the same number of years. The print on the banners will only last 12-18 months because they are out in the weather all year long.

Council President Van Sciver stated that at the prior meeting when Lynne presented the information, he felt that at that time there should be some coordination efforts with the MBPA and then maybe even King Street if their Grand Opening was corresponding with the 125<sup>th</sup> Anniversary. He asked if Lynne could coordinate with the Business Association.

Lynne responded that she is looking at the size issue and hardware and whether Council would want to have that extra flag at the bottom down the road. Once these items were addressed, she would coordinate with the Business Association.

Chief Marcelli suggested discussing the flags with the Supt. of Public Works as he is uncertain that the 24" banners would work everywhere. He believes they will get wiped out by

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the large box trucks. He suggested checking with the Supt. about the distance the flags would come out into the roadway.

Council President Van Sciver recommended some smaller group working this out. Council Member Uzman has already agreed to be the liaison. Council President Van Sciver stated that he doesn't mind buying the banners and celebrating the historical significance of the Borough, but he would then rather hand over the hardware to the Malvern Business & Professional Association for future banner choices.

Ms. Hockenbury stated that she would proceed with a design for the banners.

b. Helen McDonnell, 322 E. King Street, asked if there was any oversight when a builder says they are going to do one thing and something else is done. E. King Street was told that no vinyl siding could be placed on the front of their buildings and now there are two ugly gray facades on the front of the building.

Council President Van Sciver responded that he does not recall if the Borough nailed down something for the front of the building. His recollection is that we did not nail a particular façade process down in the approval process. We did have a discussion about vinyl siding not being permitted on the front or sides of the building.

The Codes Officer will be asked to review the Order to be sure they are in compliance.

David Burton, 19 Powelton Avenue, asked if PECO had given approval for underground wires.

Ms. Hockenbury responded that the Task Force had said to PECO that we should like you to bury the wires. PECO stated that they would. Then they changed personnel and said they could not.

Patti Rossiter, 241 Miner Street, asked that the Borough check into the issue of siding immediately before the contractors finish putting the façade on the second building. Ms. Rossiter stated that on the front of the west building there are two ugly gray panels.

3. ESCROW RELEASE – 237 KING PARTNERS, LLC:

A motion was made by Council Vice President Raymond and seconded by Council Member Sponenbergh to authorize the request for Escrow Release #3 to 237 King Partners, LLC, in the amount of \$117,963.53, as recommended by the Borough Engineer.

Council Member Macaleer asked why we would not hold up on this release until we can confirm the material used on the front of the Eastside Flats building.

Council President Van Sciver stated that he would not want to hold back money on a suspicion that they have done something wrong. We have ample opportunity to hold back other money. He would recommend that we not hold up the release. The motion carried by a vote of 4-1 with Council Member Macaleer voting "NO".

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4. RESOLUTION NO. 670 – DVHIT RATE STABILIZATION FUND - \$5,203:

A motion was made by Council Member Sponenbergh, seconded by Council Vice President Raymond and unanimously carried by a vote of 5-0 to adopt Resolution No. 670, a Resolution of the Board of Trustees of the Delaware Valley Health Insurance Trust Regarding a Policy for the Use of Rate Stabilization Fund Credits.

Malvern Borough will apply the rate stabilization credits of \$5,203 for use towards the 2014 premiums.

5. AWARD BID – 2013 ROAD PAVING PROGRAM:

A motion was made by Council Member Macaleer, seconded by Council Member Sponenbergh and unanimously carried by a vote of 5-0, to award the bid for the paving of a half road width (436 square yards) on Old Lincoln Highway; from W. King Street to the cul-de-sac on Crestside Way and on E. First Avenue from Channing Avenue to Everetts Alley to Glasgow, Inc., in the amount of \$51,487.15, as recommended by the Borough Engineer.

6. OTHER BUSINESS:

a. Comcast Site re Sub-Lease to Chester County – Lynne Hockenbury, Co-chair of the Historical Commission, stated that it is her understanding that if we discover there is a property on this site that is of historical value, her understanding is that they will have to do the full-blown research on that property.

Council President Van Sciver stated that users like the County hire other parties to go out and find sites. These people can be pretty aggressive.

The Manager reported that she has spoken to the County and representatives from Comcast and has requested that any sub-lease be first approved by the Borough and that copies of plans be submitted to the Borough for the fenced-in compound.

Council agreed to proceed in this manner.

b. First Draft of the 2014 Budget – Council Member Macaleer, Chair of the Finance Committee, explained various items in the 2014 Budget. As this is a first draft, numbers will change. Some of the items being considered are as follows:

a) Costs to the Borough for Special Events – the Committee would like to develop a Policy for these costs and how to recoup some costs from the organizers of the events. Services for special events are provided by the Police Department, Public Works Department, Malvern Fire Company Volunteers, etc. These services come with a cost associated with these events. We are providing these services and should be able to recoup some of these costs going forward.

b) The Committee would also like to formalize the funding of our Capital Reserve and Rainy Day Funds. Line expense items will be established within the budget. We

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will start with a target of 2% to go to the Capital Reserve Fund and 2% to the Rainy Day Fund and begin to budget for those items. If we end up in better shape, we can transfer more money. Once we hit that targeted amount, we may not allocate any funds the following year.

c) The Committee discussed a Woodland Avenue streetscape project for 2014 should grant funding be available at that time. This would be the last full length street to be completed for a streetscape project. Council Member Sponenbergh interjected that it is really only the “old towne” section of the Borough that is included in the grant funding.

d) Improvements at the intersection of First Avenue and Warren Avenue are being considered from contributions being made from the TAG development project. This improvement will be made in conjunction with the So. Warren Avenue and Channing Avenue streetscape project that is being partially funded by the County under the Community Revitalization Program grant funding program. The County has granted the Borough an award of \$500,000 and the Borough will contribute \$241,604 for the improvements. The Borough engineer provided some input for the First & Warren intersection, but that discussion is on-going with the Public Works Committee. These two projects should be completed in 2014.

e) The Public Works Committee is discussing intersection improvements at Ruthland and King, Church and King and at Monument and Malvern Avenues. Raised crosswalks are being considered for those locations where they may be feasible to provide some traffic calming measures.

f) The Finance Committee discussed the issue of adding an additional staff person to the administrative staff. Development in the Borough has created a significant increased work load. Depending on the level of this person’s experience, this person could move into the Manager position when the Manager retires. The Finance Committee is behind this new hire.

g) We are also looking into the sale of two borough-owned properties and a committee of Council Members Uzman, Macaleer and Sponenbergh has been formed to review this option. One parcel is located on Woodland Avenue and the other is off the private access driveway at Ruthland Avenue that leads to the Malvern Fire Company. The Solicitor will be asked to provide steps to pursue in order to get the parcel by the Fire Company ready to sell.

h) Council Vice President Raymond questioned the HVAC study of the municipal building that is in the budget.

Council President Van Sciver reported that EEB Hub has gone through some reorganization and we need to reach out to them again to find out what is happening with these in-kind services. The municipal building still needs to have the issues addressed. This is still money that we will need to use eventually but the free expertise may not be available. Council Member Sponenbergh suggested looking into a gas fired boiler and, hopefully, we don’t obviate any other future recommendations that might come out of a study like the one from EEB Hub. We could consider converting from oil to natural gas. Natural gas will increase the efficiency in producing the heat.

Council Member Coughlin suggested that we begin looking into the costs for conversion now so that we are prepared.

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i) David Burton, 19 Powelton Avenue, suggested a public park at the Borough property off Ruthland Avenue.

c. Resolution – Malvern Fire Company – after the regular meeting had been adjourned, Council President Van Sciver immediately reconvened the meeting to discuss a Resolution to be presented to the Fire Company at their Anniversary celebration on October 5<sup>th</sup>. All members of the audience and Borough Council reconvened.

A motion was made by Council Member Sponenbergh, seconded by Council Vice President Raymond and unanimously carried by a vote of 5-0 to authorize the President and Manager to prepare an appropriate Resolution for presentation to the Fire Company at the celebration.

7. ADJOURNMENT:

All business having been discussed, a motion was made by Council Member Macaleer, seconded by Council Member Sponenbergh and unanimously carried by a vote of 5-0 to adjourn the meeting at 9:10 p.m.

Respectfully submitted,

Sandra L. Kelley  
Secretary/Manager