

REGULAR MEETING
BOROUGH COUNCIL
MALVERN BOROUGH

October 16, 2012
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 Giandonato
 - Council Member Macaleer
 - Council Member McCrory
 - Council Member Sponenbergh
 - Council Member Uzman
 - Mayor McGlone

2. PUBLIC FORUM:

Council President informed 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. John Buckley, 165 Church Street, commented on the following: cars being ticketed in the yellow no parking zone at Woodland Avenue & Roberts Lane but Pete's cars are not being ticketed and construction vehicles being parked at the Church Street municipal lot. Chief Ercole stated that the construction worker vehicles were regularly being parked on King Street in front of all the businesses. The shop owners called the Police Department and stated they were losing business because their shoppers couldn't park near their shops. The Chief reported that the municipal lot is vacant almost all day so permits were issued for the construction workers to park in the lot.

- b. County Certification to the First Baptist Church of Malvern as a historic resource – Lynne Hockenbury recognized the three ladies from the First Baptist Church of Malvern who had worked on the application for the certification. Mrs. MaryEllen Gerwig introduced Mrs. Evangeline McDonald and Mrs. Lorraine Armstrong and gave a brief report on the historical significance of the Church. Mrs. Gerwig reported that the Church was established in 1833 as the East Whiteland Baptist Church and was located on Flat Road, northwest of the present day Malvern. It began with 12 members. In 2 ½ years, it had grown to 56 members and moved to South Valley hills and renamed the Willistown Baptist Church. They made many improvements through the years. At the turn of the Century, it was time to make another move and the present structure was dedicated on July 29, 1875. The church was dedicated in 1876. As the

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construction progressed, the edifice became an imposing structure. The steeple was 85 feet in height. There were 232 members by that time. The congregation changed its name to the First Baptist Church of Malvern to reflect the newly named Borough. The cemetery has expanded through the years. The oldest readable tombstone is January 6, 1838. The Church is the oldest historical resource in the Borough. The parsonage was built in 1877-1878 and later used as Sunday School rooms and now houses two families as a residential home. The County Heritage Preservation Coordinator, Karen S. Marshall, provided the Certificate to the First Baptist Church of Malvern, 146-150 Channing Avenue, certifying it to be a County Historic Resource. The architecture of the Church forms a chronological record of past knowledge that portrays a history of the area.

The Certificate and notebook of the Historic Compendium was presented to Council President Woody Van Sciver. Lynne Hockenbury of the Historical Commission, stated that the Commission would be grateful to accept the notebook and Certificate after Council has had an opportunity to review it.

Council President Van Sciver thanked the ladies of the First Baptist Church for allowing us to also use the Church as a voting place in the community.

c. Announce – Malvern-Willistown Greenway Trail Public Meeting on Wednesday, November 14th at 7:00 p.m. at the Sugartown School Cafeteria.

3. APPROVAL OF MINUTES:

A motion was made by Council Member McCrory, seconded by Council Member Sponenbergh and unanimously carried by a vote of 7-0 to approve the minutes of the Regular Meeting held on Tuesday, September 18, 2012, as submitted.

4. APPROVAL OF REPORTS:

A motion was made by Council Vice President Raymond, seconded by Council Member Sponenbergh and unanimously carried by a vote of 7-0 to approve the Treasurer's Report, the Committee Reports for Finance and Administration, Public Safety, Public Works and the Chief of Police Report, the Code Enforcement Officer's Reports (Building Inspector's Report, Housing and Property Maintenance Report and Zoning Report), the Superintendent of Public Works Report and the Manager's Report for the month of September 2012, as submitted.

5. DEED OF DEDICATION – A PORTION OF GRIFFITH AVENUE:

A motion was made by Council Member Sponenbergh, seconded by Council Vice President Raymond and unanimously carried by a vote of 7-0 to accept Deed of Dedication from Greenstone Development Corp. II for a portion of the right-of-way of a public street named "Griffith Avenue".

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6. ESCROW RELEASE – GREENSTONE DEVELOPMENT CORP., II:

A motion was made by Council Member Sponenbergh, seconded by Council Member Uzman and unanimously carried by a vote of 7-0 to authorize the request of escrow release #5 to Greenstone Development Corp., II, Griffith Avenue, in the amount of \$53,086.87, as recommended by the Borough Engineer.

7. ESCROW RELEASE – MALVERN FIRE COMPANY:

A motion was made by Council Vice President Raymond, seconded by Council Member Sponenbergh and unanimously carried by a vote of 7-0 to authorize the request for the Final Release of escrow funds to the Malvern Fire Company, 424 E. King Street, in the amount of \$13,758.02, as recommended by the Borough Engineer.

8. OTHER BUSINESS:

a. The Manager distributed a proposed copy of Ordinance No. 2012-6 regarding No Parking on Monument Avenue that was recently painted, striped and signed. Council agreed to advertise for adoption on November 6, 2012, Ordinance No. 2012-6.

b. Council reviewed the Engineer's sketch for additional parking on Channing Avenue. Council Member McCrory reported that there are telephone poles that will need to be moved or left in place and parking to be accommodated around those poles. The Borough Engineer should take a look at it.

Council Member Uzman feels the angled parking would be better for traffic flow. Channing is not traveled enough that you will have trouble backing out into traffic.

Council Vice President Raymond stated that it is hard to say how the E. King Street development will affect this street.

Council President Van Sciver stated that this summer the Farmer's Market will be in the Park and this will increase some parking in this area.

Council Member McCrory stated that the parking will be in concert with future grant money for sidewalks on Channing Avenue.

Council Member Uzman stated that we will have to move the telephone pole(s).

Chief Ercole asked if Council would consider the street being one way from King to Roberts. This might be another option to consider.

Council President Van Sciver stated that if the street were one way, we would be restricting parking from the public parking lot. However, we could consider one way from the entrance to the parking lot.

Additional information will be requested from the Engineer.

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c. Municipal Building – Many comments from the employees at the Borough building indicate that the building's HVAC is uncomfortable and it is often necessary to use electrical heaters. Council President Van Sciver referred Council to an Energy Efficient Building HUB (EEB HUB) application that he had e-mailed to the Council.

Council Member McCrory reported that the application states that we would have to have an energy audit report available for review. Another condition is that he feels they will be looking more for commercial space and commercial space found in Chester County. It raised concerns in his mind as to whether we would qualify.

Council President Van Sciver stated our use is comparable to commercial use because of the three different uses in the Building. The federal government established centers around the County and it is headquartered at the Philadelphia Naval Yard. Their mission is to try to come up with innovative ways to use less energy in buildings. They issued a request for proposals to be submitted by building owners so they could assist in investigating a building and act as an owners representative towards designing an energy retrofit of the building. Council President Van Sciver stated that he had alluded to the fact that we might want to consider this for the borough building because we used our old boilers and could consider looking at changing out the heating units to natural gas and it has to be looked at for the comfort of the occupants of the building. One of the things we would have a leg up on is that the grant will provide up to \$150,000 of in-kind services, we are a public facility, and our building can be used as a model for them if they come up with successful strategies. Council President Van Sciver feels this is a neat opportunity,

Council Member Sponenbergh asked why would we not pursue it?

Council Member McCrory stated that they want us to commit to doing this project even if we aren't awarded the grant.

Council Member Uzman stated that they only provide about 25% of the cost in in-kind services.

Council Vice President Raymond asked if we can afford to do this since we have to commit to do it.

Council President Van Sciver stated that when you do these energy efficient things, you look at life cycle analysis information and it will give you pay-back information within a specific number of years. That information should come out of the audit. If we determine it is a valuable thing to do and we borrow money to do it, you can't get cheaper money than what is available right now.

Council Vice President Raymond stated that if we do proceed with this, we will be spending less for energy on an on-going basis. We just have to determine if we can plunk down the money to get this done.

Council President Van Sciver stated that he thinks there are opportunities for different kinds of government awards to pursue energy savings projects.

The Finance Committee can talk about it and come back to Council with a recommendation.

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9. ADJOURNMENT:

All business having been discussed, a motion was made by Council Member Uzman, seconded by Council Member Sponenbergh and unanimously carried by a vote of 7-0 to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Sandra L. Kelley
Secretary/Manager