

REGULAR MEETING  
BOROUGH COUNCIL  
MALVERN BOROUGH

November 6, 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 - ABSENT
  - 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?

There were no public comments.

3. PUBLIC HEARING – PARKING ON MONUMENT AVENUE:

Council President Van Sciver announced that Borough Council will now open the public hearing to consider an Ordinance to prohibit parking on certain sections of Monument Avenue.

Council President Van Sciver read the proposed Ordinance and asked if there were any comments from the public. The Manager reported that the public hearing was advertised on October 23<sup>rd</sup>, as required.

There being no further comments, the public hearing was closed.

4. ORDINANCE NO. 2012-6 – PROHIBIT PARKING ON CERTAIN SECTIONS OF MONUMENT AVENUE:

A motion was made by Council Member Uzman, seconded by Council Member Sponenbergh and unanimously carried by a vote of 6-0 to adopt Ordinance No. 2012-6, an Ordinance amending Chapter 200 of the Borough of Malvern Code of Ordinances entitled “Vehicles and Traffic” to prohibit parking on certain sections of Monument Avenue.

5. OTHER BUSINESS:

- a. Request for Waiving of Permit Fees – the Manager reported that the Paoli Memorial Association had requested a waiver of permit fees for the demolition of the garage and installation of a new garage at the gate house on Monument Avenue. Following discussion,

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Council unanimously agreed to waive the permit fees for the demolition and installation of the garage.

Council raised the idea of looking into adding the insurance for the PMA property into the Borough's policies. If we can work out some legal issues, we should pursue it. They provide our citizens the right to go onto their privately owned property. The borough would be much further along the right path if we could get an easement from them to make sure they don't ever sell their property. Perhaps the insurance premium could be a liability for their Directors. Their mission is so limited, if it is the Director's liability, it must be for the ground and the events they host. If we are assuming the liability of those events, so what.

The Manager will request a breakdown of the PMA's insurance costs.

b. Energy Efficient Buildings Hub (EEB Hub) Grant Application – Council discussed the EEB Hub grant application for an Advanced Energy Retrofit (AER) project for the municipal building. The grant would provide an owner's representative for the HVAC system. In order to apply and be considered for funding, the Borough would be required to commit to funds to improve the HVAC system whether or not funding was approved under this grant. Council President Van Sciver asked Council to consider including \$600,000 in the application submission. Council discussed the number of years they would consider for a pay-back and felt that 5-7 years would be the right rate on investment. If it took longer, they felt the system would again need to be upgraded and our rate of return would be diminished.

Council Member Uzman stated that he is not convinced this grant will do what we want. If he's a building owner and he knows there are issues, you hire an expert in HVAC, an ME firm, and do an energy audit that states this is what it will take to change from energy to gas to geo-thermal. Look at everything that needs to be done. We are different from a new building. How much would it cost to have an ME firm come in and perform an energy audit?

Council President Van Sciver stated that these firms would prefer that you have an audit done already. We can say we haven't done it but know we need it, so tell us who you have dealt with because you can guide them better than we can.

Without Council having an idea of cost, it is hard for Council to make a commitment of a set amount to invest in an HVAC system upgrade.

Council President Van Sciver asked if Council would be comfortable saying within these parameters of geo-thermal, if we are making a commitment today, knowing that we can borrow money today, and that we know we have boilers that need to be changed in two years and have a building that is performing poorly right now, can we commit to \$500,000?

Council Member McCrory responded that whatever it would cost us, if we can get it back in 7 years, he would be happy. We would have to be getting back \$90,000 a year in order to spend \$500,000.

Council President Van Sciver stated that EEB Hub would provide the owners representative services for free. Let the owners rep determine who we would need. Their mission is to create model strategies into the most productive buildings at the least energy expenditures. We can talk to them and say this is where we are.

We are wasting our time talking about it until we determine what needs to be done and what is the payback time.

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Following discussion, Council agreed to commit \$150,000 with a proviso that we can have a payback in 5-7 years. If the grant is funded, we have to proceed. We would consider more of an investment as long as there was the right rate on investment in 5-7 years.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Council Vice President Raymond, seconded by Council Member Uzman and unanimously carried by a vote of 6-0 to adjourn the meeting at 8:04 p.m.

COUNCIL PRESIDENT VAN SCIVER ANNOUNCED THAT COUNCIL WILL ADJOURN TO EXECUTIVE SESSION TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS

Respectfully submitted,

Sandra L. Kelley  
Secretary/Manager