

**MINUTES OF THE MEETING OF
TRAPPE BOROUGH COUNCIL**

July 3, 2007

President Strauss called the regularly scheduled Council meeting to order at 7:00 PM.

Pledge of Allegiance to the Flag was led by Mayor Peck.

Roll Call by the Secretary – Those present were Mayor Connie Peck, President Stu Strauss, Vice President Nevin Scholl, Matt Watson, Mark Carrig, Jim Durrell, Steve Kurcik and Ken Fulmer. Others in attendance were Engineer Doug May, Solicitor Dick Watt, Treasurer John Klink and Manager Chuck Sardo.

At this time there was a public hearing to adopt Resolution 2007-01, a Resolution approving CPVRCP amendments and the adoption of Ordinance No. 399, adoption of Intergovernmental Cooperative Implementation Agreement. A court reporter was present to record the proceedings of the public hearing.

Motion to adopt Ordinance No. 399 made by S. Kurcik, second by M. Carrig, all ayes. Motion carried 7 – 0

A motion to adopt Resolution 2007-01 made by S. Kurcik, second by N. Scholl, all ayes. Motion carried 7 – 0.

Minutes of the Meeting of June 5, 2007 – Everyone received a copy of the Minutes of June 5, 2007. President Strauss called for amendments/corrections to the Minutes; there were none.

N. Scholl motioned to accept the Minutes as presented, second by J. Durrell, all ayes. Motion carried 7 – 0.

Presentation of the Bills – J. Klink

Everyone received a copy of Accounts Payable. There were additional bill as follows:

Barry Stott (Auxiliary Police)	\$ 63.00
All Cleaning Services	\$ 400.00
Selective Insurance	\$2,300.76
Bateman Landscaping	\$ 600.00

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

N. Scholl motioned to pay the bills including the additional bills, second by J. Durrell. There was discussion regarding charges for cutting of detention basins on private property in Silver Leaf development. President Strauss called for a vote on the motion, one nay vote by M. Watson, the remainder of Council all ayes. Motion carried 6 – 1. Matt offered he did not object to paying the bills as a whole, only voicing his nay vote for the charges to mow basins on private property; therefore, he would like the Borough to back bill the home owner in the amount of \$100 representing the cost charged the Borough by Public Works for cutting of the detention basin at 425 Silver Leaf Circle.

As a result of the discussion, N. Scholl motioned that there be no further mowing of detention basins and other storm water in the Silver Leaf Farms development until the Solicitor further reviews the SaLDO and report back to Council and Council will ultimately make the decision with respect to the mowing, second by M. Carrig, all ayes. Motion carried 7 – 0.

Financial Reports – J. Klink

Everyone received a copy of the Financial Statements. There were no questions or comments.

N. Scholl motioned to accept the Financial Statements as presented, second by J. Durrell, all ayes. Motion carried 7 – 0.

MANAGER’S REPORT – C. Sardo

(Copy of Report on file in Borough office)

One issue not noted on the Manager’s Report and that he invited discussion on, was open invoices that the Borough is having difficulty in collecting legal, engineering and associated fees from the developers. He requested the Solicitor establish a reasonable fee to be paid before the Borough accepts a plan for review.

The Solicitor suggested that at the time of application that an escrow (prepay) be established prior to the SaLDO fees to cover the engineer review costs and attorney document/agreement preparation. There ought to be an agreement to present to the developer at the time they make their land development application, so they are not only posting for the public improvements but they are also posting for

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

engineering and legal fees. The theory is not to penalize the developer but rather not having a developer owing the Borough a significant sum.

In terms of people that owe the Borough money, the Solicitor does not find it problematic to advise that we (the Borough) will do no more work until the account is paid.

There are times that developer is thinking about developing his property but has not presented a formal SaLDO application. However, he wants to approach Council to talk it over before he makes application to get an idea of what the requirements will be at least in terms of a sketch plan, it helps the developer as well as helping the planning commission and the Council. In that initial step the developer can be set on the right track prior to the formal SaLDO application. Again, there may be engineering reviews for a couple thousand dollars, what Council may want to consider, whether to the Planning Commission or Council, to indicate there is no obligation to coming to either body to consider any kind of sketch plan on a formal basis prior to a formal SaLDO application. In this respect, the developer will be getting something for nothing, but in that concept, if the borough is going to spend some time going over a sketch with the developer we need to consider the developer giving the Borough a modest amount to cover the time spent to make suggestions and offer input prior to the formal SaLDO application stage.

Nevin noted that the Borough does not want to be financing in any way for a developer who refuses to pay his bill and the tax payer ends up financing the developer.

President Strauss asked if Council was in agreement to have the Solicitor create a form to alleviate the problems as far as the sketch plan review is concerned, all of Council agreed.

M. Watson motioned to accept the Manager's Report, second by N. Scholl, all ayes. Motion carried 7 – 0.

ENGINEER'S REPORT – D. May

Everyone received a copy of the Engineer's Report, copy on file in Borough office. Doug reviewed the report for Council.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

Silver Leaf Farms – punch list completed for inspection of sidewalks, trees and basins. A July 3 letter was generated offering a revised concrete curbing repair/replacement estimate in the amount of \$214,480.00; an additional amount added to the previous estimate for punch list items, bringing the total to \$215.980.

Doug advised Council with regard to a basin on lot 40 and that records indicate part of the basin was graded at slopes steeper than 3:1 with another part of the basin having slopes flatter than 3:1 grading.
Main Street and Harvard Drive Drainage – there was discussion regarding the storm water flow at this intersection. A meeting with PennDOT/College Woods and the Borough is planned for a resolution to help alleviate a little bit of the ponding on Main Street as a result of a storm. The initial PennDOT comment was are they are not going to be involved, now they want more information to determine if they want to be involved because of potential problems and liability; PennDOT looks to the Borough to help them out with as much information as possible.

Sam Mancuso, College Woods HOA President, offered comments relative to the circumstances. 2005 a preliminary plan was presented to the Planning Commission; part of the proposed plan showed a storm water inlet on Main Street connected via piping to the back of Drew Bycoski's development. Water from Main Street would end in an underground his reservoir that has 12 outlet pipes and an overflow valve 30/40 feet from College Woods property. Theoretically, the overflow will be absorbed by the Bycoskie property, however, a heavy storm would allow overflow and create flooding on the back part of property, potentially, build up could then go on the College Woods property.

7th/Boro Line/Lewis Road – there was discussion regarding the proposed flashing signal at the intersection and the possibility of a 4-way stop in lieu of the signal. Presently awaiting PennDOT's updated comprehensive study for their input before proceeding.

Pongras Tract Subdivision – Phase I report regarding the strip of land was to be reviewed to see if there were environmental issues, the reports should be reviewed before spending money for a survey, legal issues, the Solicitor advised to review the report to ensure the property is sound.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

Council agreed that the title should be reviewed first and then the environmental issues.

M. Carrig motioned to accept the Engineer's Report, second by K. Fulmer, one abstention by M. Watson, remainder of Council all ayes. Motion carried 6 – 0 – 1 abstention.

SOLICITOR'S REPORT – D. Watt (Copy of Report on file in borough office).

Everyone received a copy of the Solicitor's report as reviewed by D. Watt.

Falcon Conditional Use – conditional use Decision was prepared and ready for signatures.

M/D Development – Settlement for legal/engineer fees was received in the amount of \$17,000 and received the executed maintenance agreement. A Letter of Credit has not been received for their improvements and basically can reduce that to the maintenance amount and the Letter of Credit will then be their security for the maintenance agreement.

Stearly Property – At the time of the approval for conditional use, the use of the area affronting Main Street had to be determined because the use of this area for a bank. This usage will require another conditional use application. At this time, no application for a conditional use hearing has been received for the bank.

S. Kurcik motioned to accept the Solicitor's Report, second by N. Scholl, all ayes. Motion carried.

As a matter of public interest, President Strauss advised he received an e-mail with regard to the public's concern for TCE water/air quality stating the DEP has scheduled a public hearing on August 8 at the Perkiomen Valley Middle School at 7:00 PM and an update on the plans for Superior Tube's plan to reduce the TCE from their plant. Comments from the public will be accepted and all interested parties are invited to attend.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

MAYOR'S REPORT – C. Peck (Copy of Report on file in Borough office)

Everyone received a copy of the Mayor's Report as reviewed by the Mayor.

Mayor Peck requested Council approval for her to attend the annual meeting of the Mayor's Association Conference to be held in King of Prussia, the expenditure for attendance is \$200.

J. Durrell motioned to authorize the expenditure of \$200 for the cost of the Conference, second by M. Carrig, all ayes. Motion carried 7 – 0.

OPEN TO THE PUBLIC

Howard Lownes, Ordinance No. 375 Storm Water Ordinance – H. Lownes, Planning Commission Chairman, was before council to voice objections to a portion of Ordinance No. 375 (Storm Water Ordinance) with regard to Section 703B Roof Drains in that they shall not be connected to a street, or public system. He indicated that Section B implies the municipality may permit the connection and he is opposed to this section and would like to see Section 703B removed. Chuck will look into and evaluate.

Sam Mancuso – was before Council to suggest additional improvements to the Trappe WebSite, mainly that the monthly Manager's, Engineer's and Solicitor's Report be included on the site; he requested copies of reports submitted tonight. Another issue is with regard to what looks like construction debris and general messy conditions on Trappe Village property that has become unsightly as viewed from College Woods. President Strauss advised the Manager will look into the situation.

COMMITTEE REPORTS

Finance/Waste/Recycling/Streets – N. Scholl

Nothing further to report.

Property/Open Space/Traffic – J. Durrell

Jim reported on future meetings with Czop/Specter and Simone-Collins (Rambo Park) for proposals and scheduling for excavating, target dates to maintain appropriate time lines for spending of grant funds.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

The Traffic Committee met last week and looked at First Avenue and College Avenue, recommendations will be ready for Council at next month's meeting.

Public Safety – K. Fulmer

Everyone received a copy of the Pennsylvania State Police Report for June; Ken reviewed the report.

Ken reported on the recent meeting with the Fire Company and the status of their equipment. There was a request for a thermal imaging camera for \$8,000.00. There was discussion.

K. Fulmer motioned to authorize the expenditure of \$8,000.00 for a thermal imaging camera, second by N. Scholl, all ayes. Motion carried. Agreed the funds to come from the Borough's General Fund to be considered a contribution to the Fire Company.

Ordinances/Personnel/Appointments – M. Carrig

Nothing further to report.

Public Works/CTMA – M. Carrig

N. Scholl referenced the pavilion at Water Works Park that was in disrepair and is a safety issue. Public Works is repairing it and is looking better.

Planning and Zoning – S. Kurcik

Howard Lownes, Planning Commission Chairman, attended the July Regional Planning Commission meeting, no one has volunteered to attend on a regular basis and President Strauss asked for volunteers, there were none.

Steve also commented on that the Borough should look into an ordinance that would not permit basins to be on private property, but rather keep them in the common areas.

Last month the Commission reviewed the Stearly plans and there were a couple of comments where a pedestrian access and easement would be made available to Chestnut Street cul de sac in Collegeville.

OLD BUSINESS

None noted.

**MINUTES OF THE MEETING OF TRAPPE BOROUGH COUNCIL
TRAPPE BOROUGH HALL
July 3, 2007**

NEW BUSINESS

Two conditional use hearings to be heard.

- 1. Apex Credit Union for a drive up window – the date will be August 7, 2007 at 6:00 pm,**
- 2. DeMutis continuance of the conditional use hearing will be heard at a special meeting to be held Wednesday, August 8, 2007 at 7:00 pm.**

With no other business to come before Council, the meeting adjourned at 9:10 pm.

Respectfully submitted,

**Patricia Katona
Secretary**