

**SPRING CITY BOROUGH COUNCIL MEETING  
JUNE 6, 2022**

**CALL TO ORDER**

President Shaner called the meeting to order and lead the pledge of allegiance to the Flag.

**ATTENDANCE**

Council members Bauman, Bliss, Chellel, Kern, Shaner, Sweeney and Yocum were present, along with Mayor Michael Weiss, Solicitor Matthew Hovey, Borough Manager Dennis Rittenhouse, and Assistant Borough Manager Kisha Tyler.

**APPROVAL OF THE MAY 2, 2022 AND MAY 19, 2022 MEETING MINUTES**

Motion made by Mr. Yocum to approve the May 2, 2022 and May 19, 2022 council meeting minutes; motion seconded by Mr. Sweeney. All in favor, minutes approved.

**MAYOR'S REPORT**

Mayor Weiss attended Odd Fellows on 5/12; Regeneration Church Homecoming Sunday 100 Year Celebration on 5/15; spent 5 hours at the Library on Election Day 5/17; SCABA meeting and tour of Spring City Electrical Manufacturing Company on 5/18; participated in the Borough-wide yard sale on 5/21; Spring-Ford School Board meeting on 5/23; Odd Fellows on 5/26; grand reopening of the Spring City Pool on 5/28; and the joint Memorial Day services of Liberty Fire Company and Thomas O'Connor American Legion on 5/30.

**COMMUNICATIONS**

Mr. Rittenhouse read an email from Dan Stewart, Director of Land Development for Lennar regarding handling complaints and concern of neighboring residents. In summary, Lennar will defer all complaints to the Borough, but will continue to work with the Borough to address "credible" concerns. Noise complaints and working hours are police matters.

**COMMITTEE REPORTS**

**Streets Department:**

83.2 tons of refuse was transported to the landfill; 22 bulk pickups; 11.1 tons of yard waste; and 620 lbs. of scrap metal taken to the scrap yard. The handicap parking sign was installed for 169 Hall Street; stormwater inlets were cleared; potholes patched on N. Main Street, S. Main Street and Schoolhouse Alley; two damaged flags replaced on S. Main Street; 2 lamppost bulbs replaced; trash removed at recreation areas; fallen trees removed along the riverfront trail; pool building summarized; rims/nets removed at the Brown Street parking lot; tennis court nets installed. The crank for the nets was damaged and stones were put in the holes where the net ports are placed. The gates are temporarily locked because of the damage. Mr. Rittenhouse also reported that a portable toilet was overturned, creating a mess at the park.

**Sanitation & Surface Water:** The average daily flow for May 44,000 gpd with the maximum flow occurring on May 8 at of 1,021,000 gallons. Chester County Health Department did its

mosquito collection/control inspection, reporting little activity and treated tanks for preventive measures. Emergency Systems Services performed the annual preventive maintenance on the plant generator. Vortex Services completed televising, cleaning and CIPP lining repairs on approximately 1,160 linear feet of the 24" main trunk line that runs behind Main Street from Water Street to Gay Street.

**Police Committee:** The committee met May 19 – Chief White, Mayor Weiss, Council President Shaner, Vice President Sweeney, and Councilman Kern attended. Chief White recommends purchasing two Shield 12 radar speed signs totaling \$8,780.00. The department is in the process of hiring two new part-time officers; they have been responding to noise complaints and suspicious vehicles at the Lennar construction site; participation at Community Day was discussed; and Councilman Kern extended an invitation to the Spring Ford Mason Lodge's annual First Responder's Night on June 2. It was decided that the lengthy call report can be read in summary at the council meeting; specifics will be included in the minutes.

Mr. Rittenhouse reminded council that a new towing company issue needs to be resolved.

**Police Department:** 217 total calls in May: traffic 23, miscellaneous 55, parking complaints 7, medical emergencies 24, assist other departments 17, domestic disputes 7, theft 1, disturbances 14; suspicious person 9, harassment 2, abandoned/repo vehicle 1, vehicle lockout 2, alarm 8, noise complaint 9, animal complaint 7, criminal trespass/burglary 3, well-being check 9, accidents 6, missing person 2; DUI 1; warrant served 2; fire 3; 911 hang-up 1; sexual assault 1; public drunkenness 1, aggravated assault 2. There were 14 traffic stops, 9 traffic citations issued, 6 parking tickets, 2 non-traffic citations, and 2 criminal arrests. Unit 1401 (Charger) patrolled 1,032 miles consuming 153.7 gallons of gas; Unit 1402 (Durango) patrolled 751 miles consuming 108.3 gallons of gas.

**Finance and Ordinance:** The committee met May 25. Issues related to the pool were discussed, including pool management and maintenance concerns, allowing cash payments, inexperienced lifeguards, rules not being enforced, occupancy limits, restricting holiday use for members only, and membership plan for Highview Gardens. Fox Pool Management advised that the rusted lifeguard stands are beyond repair and suggested portable stands. A broken metal bench was removed but its rusty base remains and needs to be repaired. Councilman Bliss spoke to the committee about financial issues of the Liberty Fire Company noting that the social hall was closed due to covid and has not reopened, as the social hall has been closed due to covid.

Mr. Sweeney advised that the pool was closed the past weekend (June 4-5) due to a broken pump. Fox Management will attempt to repair the pump this week.

**Zoning, Housing and Property:** 39 permits issued in May; fees collected = \$83,420.50.

Mr. Rittenhouse advised council that code enforcement is becoming an issue that needs to be addressed. Mr. Bauman strongly agreed that additional personnel in all departments is needed. This will be discussed at the June Finance and Ordinance Committee meeting.

**Planning Commission:** The commission met May 18 to discuss the Park Road development in East Vincent Township, and the apartment proposal for Sustain Riveredge. The review letter issued by the Chester County Planning Commission noted several issues to be addressed by the developer; PennDOT will coordinate with the developer to repair of the crushed underground pipe. Sustain provided renderings of their apartment proposal. Topics discussed included traffic, building height, parking located under the structure, trail access, public water, and sewer. The use is not permitted within the General Commercial district and would require zoning relief; or the borough could consider an overlay or zoning amendment that would allow for adaptive reuse and redevelopment opportunities by conditional use. The developer was advised that a \$10,000.00 escrow must be submitted to the borough to cover review fees.

**Parks and Recreation:** The committee met on May 19. They discussed the Spring in the City 5K and agreed that utilizing the Schuylkill River Trail was better than the in-town course. Community Day was also discussed.

Mr. Sweeney reported that Community Day was held on June 4 at Brown Street Park; the weather was perfect, and many residents were in attendance. On behalf of the committee, he thanked the Liberty Fire Company, Spring City Police Department, Chester County Sheriff's Department and all vendors and groups that attended. The streets department was also thanked for the prep and post event cleanup.

**Financial Reports and Treasurer's Report:** Posted.

#### **APPROVAL OF THE REPORTS**

Motion made by Mr. Sweeney to approve the reports; motion seconded by Mr. Bliss. All in favor, reports approved.

#### **PUBLIC COMMENT**

Greg Wynn (416 Pikeland Avenue) complained about subcontractors at the Lenna site blowing debris onto his property. He commented about the noise ordinance and asked if truck traffic will be restricted on Pikeland Avenue; the answer was no.

Donna Musetti (328 Pikeland Avenue) complained about noise, truck traffic and subcontractors from the Lennar development.

Colleen Godlewski (10 N. Church Street) complained that the police department isn't enforcing parking, speeding throughout the town, school zone and crosswalk safety. She also said some of the officers are not cordial, they don't wave back when waved to.

Tom Venzi (68 N. Church Street) also commented on a lack of police presence and parking enforcement. He also said some of the officers aren't personable.

Jodi Robinson (345 Wall Street) complained about the lack of code enforcement for property maintenance violations. She also reported that there are rats she and her neighbors believe are a result of the MS4 project at Yost Creek.

Steve Evans (149 Poplar Street) complained about the lack of enforcement and follow-up on property maintenance issues. He said he submitted complaint forms to the borough and has talked to Jim Mohn several times about the property at 151 Poplar Street. He asked if the borough has a rental property inspection ordinance; Mr. Sweeney said one is in review.

Ted Kachline (211 S. Church Street) also complained about property maintenance enforcement for the property at 185 Poplar Street, which has been an eyesore for decades.

### **UNFINISHED BUSINESS**

#### **1. Sustain Riveredge, LP – Proposed Zoning and Redevelopment of Riveredge Square**

As stated in the planning commission report, the developer was asked to provide a \$10,000.00 escrow before the borough will proceed with any reviews. Solicitor Hovey said he was contacted by the developer's attorney regarding the escrow, and that there seems to be a miscommunication or misunderstanding of the planning commission involvement. Ms. Tyler referred to the May council meeting minutes that reflect council approving a motion to refer the matter to the planning commission.

#### **2. Park Road/Wall Street Sewer Agreement with East Vincent Township**

Motion made Mr. Shaner to authorize the execution of the Sewer Treatment Agreement, subject to final review and approval of any subsequent, immaterial changes and its execution by East Vincent Township; motion seconded by Mr. Bauman. All in favor, motion carried.

#### **3. Time Extension Letter for 501 S. Main Street**

Mr. Rittenhouse explained that the project is on hold and therefore would require another 180-day extension as requested by the applicant. This extension would expire 12/29/22.

Motion made by Mr. Shaner granting a 180-day timeclock extension for the 501 S. Main Street project; motion seconded by Mr. Kern. All in favor, motion carried.

### **NEW BUSINESS**

#### **1. Motion to Advertise Bids for the 2022 Street Resurfacing Project and the Adoption of Resolution 2022-11 Establishing an Escalator Clause for Bituminous Material**

The list of streets is reflected in the May 2, 2022 council meeting minutes. The escalator clause resolution is a PennDOT requirement.

Motion made by Mr. Shaner to adopt Resolution 2022-11 establishing an escalator clause associated with the 2022 Street Resurfacing Project; motion seconded by Mr. Kern. All in favor, motion carried.

Motion made by Mr. Yocum to authorize advertisement of Bids for the 2022 Street Resurfacing Project; motion seconded by Mr. Sweeney. All in favor, motion carried.

## **2. Motion to Advertise Bids for Refuse Collection Contract Effective January 1, 2023**

Mr. Rittenhouse advised council that surrounding municipalities are experiencing a 45% increase in trash service contracts. Bids should be received in July for an August opening.

Motion made by Mr. Kern to authorize advertisement of the Refuse Collection Contract; motion seconded by Mr. Sweeney. All in favor, motion carried.

## **3. Pool Membership Rates for Apartments**

Mr. Sweeney advised council of the pool membership program extended to Highview Gardens apartment complex by the former Community Pool Association was \$6,000.00 for the season. He suggested extending that courtesy with an 25% increase. The complex is willing to pay \$9,000 for the season and asked that residents from their 52-unit Holly Court complex in Phoenixville be included for an additional \$3,000.00. Mr. Sweeney also reported that Memorial Day was chaotic because the number of people that visited the pool and the lifeguards were timid about enforcing the rules. It was suggested that holidays be restricted to members only.

Motion made by Mr. Kern to approve a \$12,000.00 season membership fee for Highview Gardens and Holly Court; motion seconded by Mr. Yocum. All in favor, motion carried.

## **READING OF THE PAYMENT OF THE BILLS**

### **General Account:**

**(Office)** AT&T \$42.99; PECO \$308.39; Action Data \$415.08; Rothwell Solutions \$400.68; H.A. Berkheimer \$146.70; Flexible Benefits \$942.32; Verizon \$190.80; Cigna \$123.40; High Swartz \$1,782.00; Staples \$150.21; 21<sup>st</sup> Century Media \$362.15; **Total \$4,864.72**

**(Streets)** Reilly Sweeping \$3,598.99; CCSWA \$10,266.40; 21<sup>st</sup> Century Media \$85.25; PECO \$150.60; Limerick Hardware \$588.59; Eagle Disposal \$5,715.32; A.J. Blosenski \$8,059.75; Emery Auto \$46.14; Flexible Benefits \$2,757.87; Airgas \$31.45; **Total \$31,300.36**

**(Police)** AT&T \$87.45; L&W Group \$156.00; deCordre Automotive \$798.96; Crystal Springs \$50.43; Flexible Benefits \$4,016.61; Spring Ford Car Wash \$90.00; Phoenixville Borough \$1,462.75; Verizon 335.50; PA American Water \$644.62; Tri-County Auto Group \$100.00; High Swartz \$1,260.00; **Total \$9,002.32**

**Sewer Account:** PA American Water \$117.15; Curtis Power Solutions \$1,250.00; Wind River Environmental \$ 2,860.88; M.J. Reider Associates \$4,186.75; A.J. Blosenski \$1,208.55; EEMA \$4,377.63; BSI Electrical \$8,800.00; Crystal Springs \$9.99; PECO \$3,648.81; Flexible Benefits \$2,650.31; Verizon \$225.60; High Swartz \$1,674.00; USA Blue Book \$270.44; J.C. Ehrlich \$74.52; **Total \$31,354.63**

**Street Light Fund:** PECO \$5,572.78; **Total \$5,572.78**

**CRP Consulting Fund:** URDC \$6,464.35; **Total \$6,464.35**

**Building & Property Fund:** PA American Water \$46.14; Anvil Welding \$1,500.00; Limerick Hardware \$743.46; Crystal Springs \$9.99; Lenni Electric \$1,272.97; **Total \$3,572.58**

**Parks & Recreation Fund:** Fragout Apparel \$210.00; PECO \$74.32; Kim Weaner \$70.61; United Site Services \$426.10; 4-Imprint \$267.28; High Swartz \$504.00; Fox Pool Mgt \$21,980.00; Limerick Hardware \$32.45; H.W. Munz \$1,295.10; **Total \$24,859.86**

**Planning, Zoning & Housing Fund:** Motley Associates \$17,792.50; 21<sup>st</sup> Century Media \$229.94; Liberty Fire Company \$250.00; EEMA \$4,072.77; Robert L. Brant & Associates \$1,266.00; High Swartz \$990.00; **Total \$24,601.21**

Motion made by Mr. Kern to approve payment of the bills as read; motion seconded by Mr. Sweeney. All in favor, motion carried.

#### **ANNOUNCEMENTS**

Meetings: Sewer Committee 06/09/22 6:30 pm; Planning Commission 06/15/22 6:30 pm; Park and Recreation 06/16/22 6:00 pm; Police Committee 06/16/22 6:30 pm; Finance and Ordinance Committee 06/22/22 6:30 pm. The next Borough Council meeting is Tuesday 07/05/22 7:00 pm.

#### **ADJOURNMENT**

Motion made by Mr. Kern to adjourn the meeting; motion seconded by Mr. Sweeney. All in favor, meeting adjourned.

*Respectfully submitted by  
Kisha Tyler, Assistant Borough Manager*