**Minutes of the Regular Council Meeting**

**Of the Borough of Chester Heights**

**222 Llewellyn Road**

**Chester Heights, PA 19017**

**July 1, 2019**

MEMBERS PRESENT Drew Baum, President

Steve Cocozza, Vice President

Theresa Agostinelli

Jordan Goldberg, Pro Tem

Susan Clarke

OFFCIALS PRESENT Gerald C. Montella Esq.

Matt Houtmann, P.E.

CALL TO ORDER President Baum called the public meeting to order at 7:00 p.m.

and led those in attendance in the reciting of the Pledge of Allegiance.

PUBLIC COMMENT

GREG & MARYANNE Mr. Chestnut addressed his concerns regarding the amount of

CHESTNUT trees that fell onto Valleybrook Road. Mr. Chestnut stated that he

317 WILLITS WAY sent a letter to President Baum concerning the issues on Valleybrook Road. Mr. Chestnut stated that the letter addressed the safety concerns on Valleybrook Road. The last 2 years 12 trees have fallen onto Valleybrook Road causing the power to go out. Matt Houtmann informed the audience that they have reached out to PennDOT to have the trees trimmed and PennDOT’s response was that it is not in their right of way. Solicitor Montella advised Mr. Chestnut to contact Village of Valleybrook HOA to have the tree issue addressed. President Baum offered to meet with Village of Valleybrook HOA, Rochford HOA and the boroughs contact from PennDOT and PECO.

BETH MACKINNON Mrs. MacKinnon stated that she has been at 3 council meetings

333 WILLITS WAY expressing her concerns regarding the trees on Valleybrook Road.

Mrs. Mackinnon stated that she attended a council meeting back in 2017 addressing her concerns about the trees on Valleybrook Road. Mrs. Mackinnon stated that Rochford HOA hired a certified arborist that is down on Stoney Bank Road to take a walk through their neighborhood and assess diseased trees.

BERNADETTE FEDELE Mrs. Fedele stated that back in 2017 she thought the borough

7 OXFORDSHIRE CT reached out to Valleybrook HOA regarding the trees on Valleybrook Road. Mrs. Fedele also stated that the tree issue was in the newspaper and nothing was done.

MARTA DRISCOLL Mrs. Driscoll advised council that in 2017 Philip Block had an

458A LENNI ROAD arborist take a look at trees in Chester Heights. Mrs. Driscoll stated that she believes the borough has never reached out to the Village of Valleybrook regarding the tree issue. President Baum stated that when the borough does reach out to the Village of Valleybrook it will be documented.

JOHN RYAN Mr. Ryan addressed his concerns regarding the fee that will be

9 ROLLING HEIGHTS LN assessed to the residents of Chester Heights from the State Police. Mr. Ryan asked if the borough has done a study or would they consider doing a study of what it would cost the borough to get picked up by Aston Police Department. Mr. Ryan stated that Chester County has regional police departments and wanted to know if the borough would consider doing that as well. Councilwoman Clarke stated she thinks the borough should do a comprehensive study of police protection in the borough. President Baum stated that the borough could meet with Aston Township to see if they are interested and if they have the manpower to cover the borough. President Baum stated that as the borough gets closer to having to contribute to having to pay for State Police services that would be an option.

APPROVAL OF MINUTES Upon motion (Cocozza/Clarke) council voted to approve the meeting minutes of the June 3, 2019 Regular Council Meeting and the continuation of the June 3rd meeting that was on June 4, 2019.

Upon motion (Cocozza/Clarke) council voted to approve the

meeting minutes of the June 24, 2019 Work Session Minutes.

SECRETARY REPORT/

TREASURER’S REPORT

|  |  |  |
| --- | --- | --- |
| ***Receipts*** |  |  |
| Real Estate Transfer Tax | $ 304,065.94 | Treasurer of Delaware County |
| LST Collections | $ 13,001.57 | Berkheimer |
| May Collections | $ 1,627.89 | Maryann Furlong |
| April Remit | $ 590.12 | Treasurer of Delaware County |
| State Police Fines | $ 492.32 | Treasurer of Pennsylvania |
| U&O Inspection | $ 90.00 | 4204 Lydia Hollow Dr |
| U&O Inspection | $ 90.00 | 112 Briarcliff Ct |
| U&O Inspection | $ 90.00 | 252 Windsor Ct |
| U&O Inspection | $ 90.00 | 308 Stanton Ct |
| U&O Inspection | $ 90.00 | 142 Kingswood Ct |
| U&O Inspection | $ 90.00 | 125 Bishops Dr |
| U&O Inspection | $ 90.00 | 249 Bishops Dr |
| U&O Inspection | $ 90.00 | 256 Stanton Ct |
| Bldg Permits/Lot #8 | $ 3,796.00 | LeNape |
| Fire Suppression Permit | $ 1,250.00 | Arbour Square |
| Bldg/Basement Permit | $ 275.00 | Hunters Ln |
| Bldg/Basement Permit | $ 195.00 | 10 Hunters Ln |
| Bldg/Sign Permit | $ 125.00 | Arbour Square |
| HVAC Permit | $ 155.00 | 352 Danbury Ct |
| Reimburse/Fire Marshal Review | $ 70.00 | 31 Smithbridge |
| Reimburse/Eng/Sol Review | $ 5,748.00 | LeNape Valley |
| Reimburse/Eng/Sol Review | $ 632.00 | Arbour Squares |
| Reimburse/Eng/Sol Review | $ 335.50 | 240 Wawa Road |
| Fire Hydrant Reimbursement | $ 181.50 | Madison Apartments |
| Fire Hydrant Reimbursement | $ 399.30 | Darlington Woods |
| TOTAL | **$ 333,660.14** |  |
|  |  |  |
| ***Fund Balances,*** |  |  |
| Certificates of Deposit Balance |  |  |
| CD, 12 Month, @ 1.25% 6/30/2020 | $ 45,085.90 | Iron Workers Bank |
| EBond | $ 15,000.00 | Bryn Mawr Trust |
| Total Certificates of Deposit | **$ 60,085.90** |  |
|  |  |  |
| ***General Fund Balance*** |  | Source |
| PLGIT GF 06/30/2019 @ 2.20% | $ 883,342.13 | PLGIT GENERAL FUND |
| Money Manager 06/30/2019 @ 1.75% | $ 9,471.36 | Santander #4079 |
| PLGIT GF/I-Class 06/30/2019 @ 2.33% | $ 300,000.00 | PLGIT GENERAL FUND |
| Road Improv Fund 06/30/2019 @ 1.75% | $ 108,136.64 | Santander #4060 |
| Total Funds in General Fund | **$ 1,300,950.13** |  |
|  |  |  |
| ***PA Liquid Fuels Fund Balance*** |  |  |
| Checking Account 06/30/2019 @ 2.20% | **$ 102,256.06** | PLGIT Accnt #5116038 |
|  |  |  |
| ***Open Space Fund Balance*** |  |  |
| PLGIT/ I -Class 06/30/2019 @ 2.33% | **$ 19,401.20** | PLGIT Accnt #5116056 |
|  |  |  |
| ***Fire Protection Fund Balance*** |  |  |
| Fire Protect Fund Check 06/30/2019 | $ 1,694.22 | BMT Accnt #9579 |
|  | **$ 1,694.22** |  |
|  |  |  |
| ***Expenditures*** |  |  |
| July Rent | $ 1,500.00 | Chester Heights Fire Company |
| U&O Inspections | $ 450.00 | Chester Heights Fire Company |
| Fire Safety Inspections | $ 115.00 | Chester Heights Fire Company |
| Storage Rental | $ 224.72 | Chester Heights Self Storage |
| Reimburse/240 Wawa Rd | $ 335.50 | Catania Engineering Assoc, Inc |
| Reimburse/Old Quarry Knoll #59460 | $ 152.50 | Catania Engineering Assoc, Inc |
| SEO/Logtown Road | $ 122.00 | Catania Engineering Assoc, Inc |
| Park Lawn Maintenance | $ 608.00 | Scott's Lawn Service |
| Office Clean | $ 80.00 | Brenda Martin Cleaning Services |
| Reimburse/Old Quarry Knoll | $ 2,534.50 | Pete Rohana, Esq. |
| Reimburse/Brookfield | $ 4.50 | Pete Rohana, Esq. |
| Reimburse/One Smithbridge | $ 3.00 | Pete Rohana, Esq. |
| General Matters | $ 586.50 | Pete Rohana, Esq. |
| General Matters | $ 1,116.50 | Gerald Montella, Esq. |
| Reimburse/Rose Hill | $ 14.50 | Gerald Montella, Esq. |
| Reimburse/240 Wawa Rd | $ 319.00 | Gerald Montella, Esq. |
| Reimbur U&O Inspect/295 Stanton Ct | $ 90.00 | Long & Foster |
| Various Bldg Permits | $ 2,205.58 | Richard Jensen |
| 2nd Qtr Stipend | $ 165.06 | Richard Jensen |
| Fire Safety Inspections | $ 410.41 | Richard Jensen |
| Arbour Square | $ 1,682.40 | Richard Jensen |
| U&O Inspections | $ 401.49 | Richard Jensen |
| Monthly Comp | $ 788.24 | Larry Ward |
| 3 Month Trash Pick Up | $ 87.00 | Opdenaker |
| Phone/Office/Fire Marshal | $ 122.25 | Windstream |
| Virus Software | $ 127.19 | Norton |
| Tax Collector Compensation | $ 6,984.04 | Maryann Furlong |
| Tax Collector PO Box | $ 80.00 | Chester Heights Post Office |
| Newsletter Postage | $ 439.49 | Hot Frog |
| Posts | $ 56.17 | Facebook |
| Annual Payroll Fee | $ 689.00 | Intuit |
| PECO TL | $ 67.83 | PECO |
| PECO SL | $ 555.05 | PECO |
| Office Supplies | $ 30.51 | Office Basics |
| Turn Off St Thomas Flashers | $ 70.00 | Charles A Higgins & Sons |
| Admin Assist | $ 1,262.54 | Megan Killian |
| Monthly Fee | $ 45.00 | Constant Contact |
| Copier Meter Usage | $ 97.13 | Graffen |
| Office Expense | $ 56.17 | Adobe |
| Monthly Comp | $ 713.76 | Michael Ciocco |
| 2nd Qtr Stipend | $ 165.06 | Michael Ciocco |
| Monthly Maintenance | $ 273.17 | Brandywine Valley SPCA |
| Memorial Day/Coffee | $ 29.66 | Wawa |
| Quickbooks Software/3 yr | $ 646.55 | Intuit |
| 1st Qtr PA Payroll | $ 496.57 | PA Dept of Rev |
| 1st Qtr WC Payroll | $ 10.46 | PAUC |
| 941 Payroll | $ 4,050.84 | EFTPS |
| Sec/Treas Compensation | $ 3,863.86 | Susan Timmins |
| Copier/Scanner | $ 161.42 | De Lage Landen |
| 3 Hydrants@ $42.25 per Hydrant | $ 121.49 | Aqua Pennsylvania |
| 35 Hydrants@ $36.30 per Hydrant | $ 1,306.80 | Chester Water Authority |
| Total Expenditures | **$ 36,518.41** |  |
|  |  |  |
| ***PA Liquid Fuels Fund Expenditures*** |  |  |
| Total Expenditures |  |  |
|  | $ - |  |
| ***Fire Protect Fund Expenditures*** |  |  |
| Borough Contribution | $ - |  |

MOTION Upon motion (Cocozza/Agostinelli) council voted to accept the receipts and expenditures as submitted by the Secretary/Treasurer for June 2019.

FIRE MARSHAL Mike Ciocco reported that there was a mulch fire under a deck that damaged 3 homes at Madison. Mike Ciocco stated that he is not fully aware of who the owners of Madison are. There was a second fire at Wawa convenience store. Mike Ciocco stated the fire started in the back of the store where the cardboard crushing machine is. There was a lot of cigarette butts in that area on the ground. Mike Ciocco spoke to Wawa Corporate regarding the fire and the fact that there are no video cameras in the back of the store where the fire happened.

ROADMASTER/EMC Larry Ward reported that there were multiple trees that fell onto Valleybrook Road. Cleared a lot of PA One calls. There is a large tree on the south side of Walnut Hill Boulevard behind North American Office Complex. The tree is about 40 feet tall and 16 to 18 inches in diameter. The tree has not bloomed at all this year. The borough will reach out to the owner of the property.

SOLICITOR’S REPORT Solicitor Montella requested council to consider a motion to approve engaging Land Services USA Inc. in the amount of $2,450 to obtain the necessary title insurance for the Strine Property that the borough has a pending agreement of sale.

MOTION Upon motion (Clarke/Goldberg) council approved the expenditures to Land Services USA Inc. in the amount of $2,450.

ENGINEER’S REPORT **Extension Letter/31 Smithbridge Road-**

Matt Houtmann advised council that the current land development at 31 Smithbridge Road time clock is running out. The applicant has agreed to grant an additional 90 days for the borough to take action. Motion to extend to October 15, 2019

MOTION Upon motion (Clarke/Agostinelli) council voted to grant an extension for 31 Smithbridge Road for 90 days to October 15, 2019.

**Old Quarry Knoll/Request for Approval of Agreements-**

Matt Houtmann requested approval for various agreements regarding the Old Quarry Knoll:

* Development Agreement
* Improvement Security Agreement
* Intermunicipal Agreement
* Enclosed Surface Storm Water Facilities
* Co- Applicant Agreement
* Declaration of Covenants and Restrictions

MOTION Upon motion (Clarke/Agostinelli) council voted to approve the Development Agreement, Improvement Security Agreement, Intermunicipal Agreement & Enclosed Surface Storm Water Facilities Agreement regarding the Old Quarry Knoll Development.

MOTION Upon motion (Cocozza/Agostinelli) council voted to approve a conditional approval for the Co- Applicant Agreement & Declaration of Covenants and Restrictions contingent upon further review by the Borough Engineer Matt Houtmann and Borough Alternate Solicitor Pete Rohana.

SCHOOL DISTRICT/ Greg Chestnut reported that the library is a recipient of a

EDU/TRAIN/LIBRARY 3 Scout Eagle Project that will begin sometime later this summer. Troops 9,15 and 260 will be constructing a gazebo on the library property. One scout will be working on the walkway, one scout will be working on the concrete pad and one scout will be assembling an Amish built gazebo on the property. The Eagle Scouts will be doing all the fundraising for the projects. The Girl Scouts presented a library award last month. The Girl Scouts are proposing running a self-service pantry out of the library for people in need of food supplies. The Girl Scouts will staff and run the pantry on their own. Fundraising for the food pantry will come from the cookie sales.

FINANCE/INSURANCE No report.

NOMINATING/VACANCY **Zoning Hearing Board Solicitor Appointment-**

Councilwoman Agostinelli advised council that the nominating committee has met with potential nominees to be appointed for the Zoning Hearing Board Solicitor. Councilwoman Agostinelli nominated Chris Furlong as the Zoning Hearing Board Solicitor. Chris Furlong is a long-time resident of Chester Heights Borough.

MOTION Upon motion (Baum/Cocozza) council voted to appoint Chris Furlong as the Zoning Hearing Board Solicitor.

COMMUNICATIONS President Baum reported on the following-

* SEPTA is presenting the final land development proposal for the station and garage to be built in Middletown Township on July 9, 2019. The presentation is open to the public and information can be found at: <https://middletowndelcopa.gov/>
* Borough sign is complete. Delivery of the sign will be the week of July 1, 2019 and installation of the sign will take place in the next week or two.

HIGHWAYS/ Councilman Goldberg reported that he will be meeting with Larry

TRANSPORTATION Ward to discuss the placement of the speed radar sign. Councilman Goldberg stated that he is hoping to have a recommendation by the next Work Session.

PLANNING/ZONING Councilwoman Clarke reported that she attended the Planning Commission meeting on June 27, 2019. The minutes were approved from the May 23, 2019 meeting.

PUBLIC SAFETY/ No report.

ENVIRONMENT

PUBLIC UTILITES/ Councilman Goldberg stated that he is working on confirmations

TRASH/RECYCLE for the September 14, 2019 Recycling Event.

BOROUGH PROPERTY/ **Trash Pick-Up Update-**

PARKS/OPEN SPACE

Councilwoman Agostinelli reported that the borough recently switched the trash pick-up from Waste Management to Opdenaker. Opdenaker’s fee is $29.00 a month. Opdenaker provided the borough with a trash receptacle and unfortunately it was stolen. Opdenaker will not provide the borough with a replacement trash receptacle and in turn they are advising the borough to purchase a trash receptacle. Councilwoman Agostinelli informed council that a trash receptacle has been chosen and will be purchased.

**Playground Rules/Park Use Signs-**

Councilwoman Agostinelli stated that she has worked on new signage for the Playground Rules and Park Use Signs. Country Press issued proofs of the signs. There is wording that needs to be fixed on the signage.

ENGINEERING/ Councilwoman Clarke reported that Lenape Valley has sold 10

CONSTRUCTION/ of their 15 homes and they are building their 11th spec home.

INSPECTIONS

ORDINANCE/ No report.

CODE REVIEW

OLD BUSINESS No report.

NEW BUSINESS No report.

PUBLIC COMMENT

GREG CHESTNUT Mr. Chestnut informed council that he forgot to report on behalf

317 WILLITS WAY of the Girl Scouts. Report can be found in the Library section of the minutes above. Mr. Chestnut inquired as to what is the Strine Property and where it is. President Baum informed Mr. Chestnut that the Strine Property is under agreement and it is 11 plus acres of vacant land located at Darlington Road and Baltimore Pike.

ADJOURNMENT Upon motion (Cocozza/Goldberg) council unanimously voted to adjourn the meeting at 7:58 p.m.

**Land Development Dates**

**31 Smithbridge Road/S.B. Conrad** – Submitted Plans 9/18/18, Reviewed Planning Commission 10/29/10 Extension – July 15, 2019

Respectfully Submitted,

Megan Killian

Recording Secretary