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NEW HOPE BOROUGH COUNCIL
BUCKS COUNTY, PENNSYLVANIA

FEBRUARY COUNCIL MEETING

NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938

TUESDAY, FEBRUARY 15, 2022

COMMENCING AT 7:00 P.M.

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
DANIEL DOUGHERTY - VICE-PRESIDENT
LOUISE RETTIG - PRESIDENT PRO TEM
LOUISE FEDER
LAURIE MGHUGH
KEN MAISEL
PETER MEYER

ALSO PRESENT:

LAURENCE KELLER - BOROUGH MAYOR
PETER GRAY - BOROUGH MANAGER
JOHN FENNINGHAM, ESQ. - BOROUGH COUNCIL SOLICITOR
MARY STOVER - ZONING OFFICER
MICHAEL CUMMINGS - CHIEF OF POLICE

1

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2

PRESIDENT GERING: I would like to call the

3

meeting to order. Stand for the Pledge of Allegiance.

4

Thank you.

5

Pete, if you can take roll.

6

MR. GRAY: Certainly. Mr. Dougherty?

7

MR. DOUGHERTY: Here.

8

MR. GRAY: Ms. Rettig?

9

MS. RETTIG: Yep.

10

MR. GRAY: Ms. Feder?

11

MS. FEDER: Here.

12

MR. GRAY: Ms. McHugh?

13

MS. MCHUGH: Here.

14

MR. GRAY: Mr. Maisel?

15

MR. MAISEL: Here.

16

MR. GRAY: Mr. Meyer.

17

MR. MEYER: Here.

18

MR. GRAY: Mayor Keller?

19

MAYOR KELLER: Here.

20

MR. GRAY: President Gering?

21

PRESIDENT GERING: Here.

22

MR. GRAY: Also present tonight is our

23

Solicitor, Mr. Fenningham. Our Zoning Officer, Ms. Stover

24

and the Chief, Chief Cummings.

25

PRESIDENT GERING: Thank you. Our

2

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Solicitor has --

3

MR. FENNINGHAM: Okay. Council met in

4

executive session under the Sunshine Law to discuss a

5

pending litigation matter. That session occurred for

6

30 minutes prior to the start of the public meeting.

7

PRESIDENT GERING: Thank you.

8

Mayor Keller.

9

MAYOR KELLER: Yes. I guess I will start

10

off and let everybody know that we cited seven residents

11

or businesses after the last snow, not the little polish

12

that we had the other night, but the prior snow. So it is

13

very important that we will inspect because there is some

14

businesses downtown that didn't ever touch their walk and

15

so we gave some warnings last year. We are not giving

16

warnings, we cited them and so they will end up in front

17

of Judge Snow.

18

Secondly, the mock session we had for this

19

accreditation we have been working on for a year and a

20

half, two weeks ago we had the mock session and the

21

inspector came in and spent a day here. And very pleased

22

to announce that he found two very minor issues which we

23

addressed and completed.

24

So we are in good shape in phase one. The

25

second phase is coming up in mid-March and there will be

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1 three inspectors, their entire team is coming for two full
2 days and hopefully we are ready, the police department is
3 ready.

4 A lot of things that -- one of the
5 inspectors will go out, one will probably meet with the
6 Chief and spend half a day with the Chief and maybe
7 another inspector will go out with two different officers
8 and ride around town, ask questions and whatnot.

9 It is a very detailed thing but we are a
10 month away. So it is pretty exciting but we are
11 cautiously optimistic.

12 Thirdly, I just got back Sunday night and
13 Peter Gray sent me an e-mail and it says; Dear Peter --
14 not addressed to me, but I understand any questions
15 presented to Borough Council must be e-mailed to you prior
16 to Council meetings, Tuesday night Council meetings. At
17 the last Council meeting I asked why there are no longer
18 weekly press releases specifically to The Herald,
19 Intelligencer.

20 The police department used to have them
21 completed, sent on Tuesdays before deadline at noon so
22 they are ready for print on Thursday. I know this because
23 I used to write them for 25 years. So no one commented
24 other than Larry, which I assume that he meant me, Mayor
25

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1 Sergeant Goss. Correct me if I'm wrong.
2 So with press releases it is very important
3 that you just can't have things that are irrelevant in
4 there or somewhat inane.

5 So going forward what we are going to do,
6 and we have been doing now; but we thought because the
7 Intelligencer and The Herald don't always put press
8 releases into the papers every week, so to come up with
9 the times, what a lot of other police departments are
10 doing and Chief Cummings has implemented this, is any of
11 you if you want to see some similar press releases, go on
12 -- all you have to do is Google Crime Watch New Hope.

13 Boom, it will pop up and you will see Chief Cummings
14 standing there and we will have incidents that have
15 occurred that the Chief has felt deemed to be relevant.

16 And so to let everybody know, that is what
17 our plan is in that respect. And certainly -- I certainly
18 am very proud to be Mayor for 24 years and I just want to
19 make sure everybody is aware of that and doing that
20 another four years.

21 One of the many reasons that I enjoy it is
22 what is coming up next. So what we have done for 2021,
23 the Chief has put together incidents that we felt had
24 merit and that we have police officers that are here today
25

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1 Keller, when he asked what I want written in the press
2 releases. I didn't ask -- I was taken aback by this
3 question, having to explain to a Mayor that has been in
4 office -- I am recognized the Mayor there -- that's been
5 in office for 24 years what should be included in a press
6 release.

7 Well that certainly wasn't my question. I
8 recall it very well. My question was -- and it is signed
9 by Frank DeLuca -- what is it that you think should be in
10 a press release. I certainly know what a press release is
11 having been a Mayor for 24 years.

12 I have spoken to many residents who agree
13 with me, we expect more transparency from our local
14 government officials and by refusing to do them makes us
15 believe there is something to hide. We certainly don't
16 have anything to hide in the police department.

17 And the 25 years -- I didn't know if there
18 was a decimal point that was supposed to be in there,
19 Peter, whether you didn't have that in here because as I
20 recall and I have been the Mayor for 24 years, that I
21 think that Chief Pasquelini in 2002 when he became the
22 Chief of this Department, he assigned you, Frank, to do
23 press releases. And then as I recall in 2004, Chief
24 Pasquelini took that job away from you and assigned
25

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1 that have gone above and beyond in their position and so I
2 would like to share them with everybody.

3 I will try to -- it is very difficult to
4 know where to stand because I will need a microphone to
5 make sure everybody can hear me. So I think I will bring
6 this over.

7 MR. GRAY: Mayor, that one is portable.
8 MAYOR KELLER: Beautiful. I wasn't sure.
9 Perfect.

10 MR. GRAY: Press the bottom.
11 MAYOR KELLER: That one works. I will
12 bring this back to you. Sorry about that everyone. So
13 that Council can see this as well.

14 I would like to start off with Corporal
15 Haas, if you would come over please. These are some
16 incidents that have occurred.

17 So in this letter of commendation -- and I
18 will start with it; in acknowledgement of your actions
19 taken on January 9th, 2021 in response to an individual
20 who was in respiratory cardiac arrest at a local
21 restaurant on South Main Street in New Hope Borough.

22 On January 9th, 2021 a medical call was
23 dispatched by the -- to Corporal Dawn Haas along with
24 Officer Dan Baxter for a woman who appeared unconscious
25

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1 and unresponsive.

2 Upon Corporal Haas' arrival, a 47-year old
3 woman was found on the ground with skin in color that was
4 pallor and cold to the touch. No pulse or breathing was
5 detected. An AED defibrillator was retrieved from a
6 patrol vehicle and placed nearby and attached to the
7 unconscious woman. Corporal Haas then began chest
8 compressions. Officer Baxter arrived on scene and
9 relieved Corporal Haas of performing the chest
10 compressions.

11 The AED was activated and it was determined
12 that the patient was now breathing and had a heart rhythm
13 and shock was not needed. The ambulance from Lambertville
14 New Hope Rescue Squad and the Central Bucks Emergency
15 Medical Services arrived and took over the care of the
16 patient.

17 The patient has recovered fully from this
18 incident and the New Hope Police Department congratulates
19 you, Corporal Haas, on your actions during this incident.
20 Actions such as yours reflect credit upon yourself and the
21 entire New Hope Police Department. Thank you and
22 congratulations.

23 If I can call up Officer McLeod, Austin
24 McLeod. Another letter of commendation and
25

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1 New Hope Police Department congratulates
2 you, Officer McLeod, on your actions during this incident.
3 Actions such as yours reflect credit upon yourself and the
4 entire New Hope Police Department. Thank you and
5 congratulations.

6 This one is especially -- particular
7 interest to me. I would like to call up Officer Midwood
8 and Corporal Haas and -- my favorite spelling, it is
9 Officer Guaglionona.

10 So I have three letters of commendation
11 here and in this case it is so special that you will
12 understand what happened here. I will not read the letter
13 of the commendation because I received a letter from the
14 person that was involved in this incident a few days
15 afterward.

16 Dear Chief Cummings and Mayor Keller. Last
17 Sunday, October 24th, three of your police officers
18 responded quickly to a frantic phone call from a friend
19 who was concerned that my head was bleeding from having
20 fallen in my house.

21 The circumstances surrounding that fall
22 were embarrassing to me and I would have preferred to keep
23 them private but your policemen handled the situation with
24 dignity, grace and respect. Even when an upstairs
25

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1 acknowledgement of actions taken to revive a woman who had
2 experienced a drug overdose.

3 On November 9th, 2021 at 2:45 p.m., New
4 Hope Borough Police Officer Austin McLeod was dispatched
5 to a location on South Main Street -- it seems to be
6 active there -- for a cardiac arrest caused by a possible
7 overdose.

8 Officer McLeod located the correct
9 residence, he found the woman who stated her mother was
10 overdosing in the bedroom. Officer McLeod located the
11 mother who appeared to be in trouble. Her pulse was weak,
12 she was displaying agonal breathing and appeared blue in
13 color.

14 Recognizing the symptoms as being
15 consistent with a drug overdose, Officer McLeod
16 administered one dose of Narcan, an opiate neutralizer.
17 The woman's condition continued to deteriorate. He then
18 attached an automatic electronic defibrillator in
19 preparation for a full cardiac arrest.

20 Next Officer McLeod administered a second
21 dose of Narcan. The woman's condition was observed as
22 stable, she regained consciousness. At this time New Hope
23 Lambertville Rescue Squad arrived on scene and took over
24 all of the medical functions.
25

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1 neighbor came down asking questions about why the police
2 were there, they simply replied that I had taken a fall.
3 That respect for my privacy shows how professional,
4 well-trained and experienced your crew is in handling
5 these types of circumstances.

6 I vehemently resisted being taken to the
7 hospital but your officers were able to assess that it was
8 the only option in order to ensure my safety. They spoke
9 to me kindly, gently, yet sternly enough that they
10 convinced me to accept an ambulance call and ride.

11 Later in the hospital, I was frantic that
12 my house was left unlocked and I called your police
13 station. I believe it was Officer Midwood I spoke to. He
14 acknowledged that it was he. Corporal Haas and one other
15 officer whose name I don't know, a difficult one,
16 Guaglionona, who were at my house earlier that evening.

17 Once again he was kind and understanding
18 and assured me that my house would be monitored until I
19 could get a friend out there to lock it up again. I
20 believe all of these actions taken by all three of your
21 police officers made a horrible situation for me so much
22 more bearable.

23 They probably also saved my life by
24 insisting I go to the hospital because when tests were
25

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1 made, the neurologist actually saw that I had an aneurysm,
 2 although it wasn't caused by the fall, was something that
 3 had been there for many, many years and could eventually
 4 cause a stroke had it not been discovered. I never would
 5 have known this had I not listened to the sage advice of
 6 your police officers.
 7
 8 I want to thank you, Chief Cummings, for
 9 employing and training such wonderful policemen and women
 10 that truly serve to protect the residents of New Hope. I
 11 will forever be grateful to you and your crew.
 12
 13 I also want you to know that before writing
 14 this letter I went on your website and I read the list of
 15 New Hope Police Core Values. I can assure that your men
 16 and women lived up to every single one of them and you
 17 should be proud of them, Chief Cummings. Please thank
 18 each of those three wonderful officers for me. Wow.
 19
 20 Last I call up Officer Midwood.
 21 Acknowledgement of your actions taken during an encounter
 22 you had with a suicidal 18-year old male, New Hope Borough
 23 Police Department officially commends you.
 24
 25 I mentioned this briefly at a previous
 meeting but giving the commendation now.
 On October 21st, 2021 at 9:47 p.m. the New
 Hope Police were advised an 18-year old male had expressed

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1 Borough Police Department. And we also received a
 2 followup letter from the Chief of the Upper Dublin Police
 3 Department commending Officer Midwood as well.
 4
 5 Congratulations.
 6
 7 MS. McHUGH: Very nicely done.
 8
 9 Congratulations.
 10
 11 MAYOR KELLER: Very nice. We have
 12 additional New Hope police officers that came to watch
 13 their fellow officers get recognized. Thank you for
 14 coming.
 15
 16 I think that is it for the Mayor's report.
 17
 18 Let me return the microphone.
 19
 20 PRESIDENT GERING: Congratulations again.
 21
 22 MS. McHUGH: Thank you for your service.
 23
 24 PRESIDENT GERING: All right. We will
 25 continue with our agenda.
 Can I have a motion for a Proclamation for
 Arbor Day? This is done every year in order to afford
 Tree City USA since we are considered to be part of this.
 MS. McHUGH: I will make that motion.
 MR. MEYER: Second.
 PRESIDENT GERING: Thank you. Any
 questions from Council?
 Would you like to come up and -- since you

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1 to a friend that he was going to commit suicide by jumping
 2 off an undisclosed bridge somewhere out of state.
 3
 4 Officers from Upper Dublin Police Department, which is up
 5 past Doylestown jurisdiction in which the 18-year old male
 6 resided, were able to ascertain the location of his cell
 7 phone. The location was described as on the free bridge
 8 in New Hope Borough.
 9
 10 Officer Cole Midwood responded to the
 11 bridge to look for the 18-year old male and he located the
 12 male on the bridge walkway where he was leaning over the
 13 rail with his feet off the ground teetering.
 14
 15 Officer Midwood approached the male, calmly
 16 began to speak to him while gaining his attention. He was
 17 able to get the male to come down from the railing and
 18 then coax him to a position where he would step between
 19 the male and the railing.
 20
 21 Continuing to speak to the male, Officer
 22 Midwood was able to convince him to walk back to the
 23 sidewalk away from the bridge and the 18-year old male was
 24 then transported to Doylestown Hospital Crisis
 25 Intervention Unit for evaluation.
 New Hope Police Department congratulates
 you on your actions during this incident. Actions such as
 yours reflect credit upon yourself and the entire New Hope

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1 are the lady that leads this?
 2
 3 MS. BROEKER: I thank you for that. I know
 4 it is not as exciting as the police.
 5
 6 Gloria Broeker, B-R-O-E-K-E-R. Shade Tree
 7 Commission. But it is important as one of the four
 8 standards that we need in order to continue our
 9 designation as a Tree City USA, so I did just recently
 10 find out we have to do this proclamation annually so thank
 11 you for that.
 12
 13 PRESIDENT GERING: Thank you.
 14
 15 Any questions from Council? Any one from
 16 the public?
 17
 18 MS. McHUGH: Can you just really quickly
 19 explain to them what Tree City USA is and how important it
 20 is?
 21
 22 MS. BROEKER: So Tree City USA -- being
 23 designated as a Tree City USA, we are working on our third
 24 year, allows us to get access to numerous resources; one
 25 of which we just recently acted upon last Fall to purchase
 bare root trees for \$95. I mean you can't get one and a
 half, two-inch caliber trees, six to eight foot tall so
 these are great trees to plant because they last a long
 time and they are usually native.
 So resources like grants, things of that

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1 nature, classes for locals. We are actually going to be
 2 partnering with the Historical Society for tree planting
 3 of many of those bare root trees that we got last year for
 4 this Arbor Day event.
 5 So Tree City USA is a great designation.
 6 As I drive around the United States, and it is a global
 7 organization, I see some towns even like Dublin or
 8 Yardley, they have been Tree City USA designated for 30
 9 some odd years so we have a little catching up. So we
 10 will do our part every year to continue participating.
 11 PRESIDENT GERING: Thank you.
 12 Any comments from Council? All in favor?
 13 MS. FEDER: Aye.
 14 MR. MEYER: Aye.
 15 MR. DOUGHERTY: Aye.
 16 MS. RETTIG: Aye.
 17 MS. McHUGH: Aye.
 18 MR. MAISEL: Aye.
 19 PRESIDENT GERING: Aye. Good luck.
 20 MS. McHUGH: Thank you, Gloria.
 21 PRESIDENT GERING: Next on the agenda is
 22 the Certificate of Appropriateness for 68 West Mechanic
 23 Street. This is for an amended Certificate of
 24 Appropriateness for COA for windows on existing building
 25

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1 will be changed from white to black and include rails and
 2 mullions.
 3 Can I have a motion for approval?
 4 MR. MAISEL: I will make that motion.
 5 PRESIDENT GERING: Can I have a second?
 6 MS. McHUGH: I will second it.
 7 PRESIDENT GERING: Any questions from
 8 Council? Any from the public? All in favor?
 9 MS. FEDER: Aye.
 10 MR. MEYER: Aye.
 11 MR. DOUGHERTY: Aye.
 12 MS. RETTIG: Aye.
 13 MS. McHUGH: Aye.
 14 MR. MAISEL: Aye.
 15 PRESIDENT GERING: Aye. Thank you.
 16 Next is a discussion for proposed ordinance
 17 amendment to the RB Borough Residential District Chapter
 18 275-29 and consider authorization to advertise for the
 19 proposed amended ordinance.
 20 This is -- Council has received this and
 21 what it is is the proposed ordinance is to change the RB
 22 Borough Residential District. In the documents the
 23 language has been color coded; the section that relates to
 24 the area in the Historic District, this is considered
 25

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1 RB-1. The section in red relates to the area in the
 2 northern part of the Borough also south of the school
 3 district towards Solebury. This is considered RB-2.
 4 This is for discussion only and to
 5 authorize to advertise. Can I have a motion to advertise?
 6 MR. MEYER: So moved.
 7 MS. RETTIG: I will second it.
 8 PRESIDENT GERING: Discussion from Council?
 9 MR. MEYER: I will hand this out to
 10 everybody up here and to some others. Please take one.
 11 MS. McHUGH: Take your mask off.
 12 MR. MEYER: Yes. When we started
 13 consideration of this discussion at our workshop on
 14 February 7th a member of this body, Mr. Dougherty,
 15 strongly condemned the fact that we were bringing up a
 16 brand new subject and had never presented it as a possible
 17 action before Council. Let me clarify, since
 18 Mr. Dougherty's comment was false.
 19 The minutes of the Borough Council meeting
 20 of November -- October 19th, 2021, pages 80 to 81 read
 21 basically as follows -- that is what I have just given
 22 everybody. I am simply going to read the key elements of
 23 this out loud in the interest of speed and facilitating
 24 discussion.
 25

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1 This is report from the Planning
 2 Commission. We are seeking -- we are seeing developers
 3 preparing, proposing and building new structures that
 4 don't conform to the standards and character of the
 5 neighborhoods in which they are located.
 6 At the same time we are doing that, we are
 7 trying to make sure that our new ordinances on setback
 8 provisions and the various size dimensions that were being
 9 dictated reduce the total amount of properties -- number
 10 of properties in New Hope proper that are non-conforming
 11 because the fact that they -- a property that is
 12 non-conforming has to go before the Zoning Hearing Board
 13 for the most minor of modifications.
 14 So this was an item that had been brought
 15 before Council before and I just wanted to clarify that
 16 point. Now since I represent the Planning Commission, let
 17 me try and be clear about the affect of our reducing the
 18 non-conformities -- well let me -- before we get to that,
 19 let me try to clarify exactly what we have here in the
 20 Ordinance since it was obvious that not everybody
 21 understood it and I want to make sure that everybody in
 22 the audience can understand what we are about.
 23 This has been worked on for a number of
 24 weeks, actually months by the County and Borough Planning
 25

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1
 2 Commission and it has -- the Ordinance has new language
 3 that limits changes in the setback, height and footprint
 4 of all buildings, basically all buildings in the -- what
 5 was the old RB District to within 15 feet of the average
 6 of five structures; the building itself and two structures
 7 on the two properties on either side of it.
 8 It has got language in there that deals
 9 with what happens when you go around a corner, if you have
 10 a corner lot and so on. Now that is the average that is
 11 to be calculated but the one thing that it won't permit is
 12 you can't go 15 feet above the average height of
 13 everything around you, if you will go above the maximum
 14 height limits that we have in the Borough.
 15 The comparables are limited to structures
 16 that have not been altered in the last ten years. So you
 17 can't have one large building then facilitating other
 18 equally large buildings going forward because of the fact
 19 that we didn't have something like this in the past.
 20 The measurements are set up so that the
 21 things that need to be measured to make the comparisons
 22 can be done either from data that the Borough already has
 23 or if you take a look at the buildings from the street.
 24 That is to say when we talk about height,
 25 if you think about the way in which we have done height

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1
 2 one of the things to which they have -- where they have to
 3 conform to the averages as I described them.
 4 So that is what the changes are that are
 5 proposed in these two different Ordinances, these -- this
 6 cut out all of the RB-1 -- RB into RB-1 and RB-2. We can
 7 talk a little bit about why we have done the change in
 8 RB-1, the side setbacks as I said are different. There
 9 are some slight differences in usage permissions where it
 10 is a lot tighter for RB-1, which is closer to downtown
 11 than the properties that are further away from downtown.
 12 But those are the major elements that are the changes that
 13 we propose.
 14 So I think maybe the logical thing to do is
 15 now get further into discussion on this by Council. I
 16 don't know. I wanted to clarify.
 17 PRESIDENT GERING: All right. Any
 18 questions from Council? This is to advertise for the
 19 changes.
 20 MR. DOUGHERTY: Peter, I apologize, I did
 21 not recall that five months ago this was mentioned in a
 22 meeting. So I will apologize, I did not recall that five
 23 months ago you mentioned that you were working on
 24 something.
 25 I think my shock last week was it went from

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1
 2 ordinances or changing our height ordinance it required
 3 measurements all the way around a property. That
 4 obviously would mean that the owner trying to build
 5 something new would have to get permission to get on the
 6 property -- on the neighboring properties. This way what
 7 we have done is we have required that the measurements of
 8 height be the height as calculated from the street front,
 9 which is something that can be measured without going on
 10 the property. This information -- why it took us a lot of
 11 time to put this thing together was to think through
 12 things like that.
 13 Now the zoning revisions in RB-1 which were
 14 intended to reduce the proportionate properties that would
 15 remain non-conforming. I mean if you look at the
 16 downtown, if you look at the side setback requirements,
 17 you got places where the property would have to be -- the
 18 building itself would have to be negative in width because
 19 of the side setback.
 20 So we are trying to avoid keeping that and
 21 what we have and the zoning revisions, the only thing that
 22 we limit is the side setbacks because we have got very,
 23 very narrow lots. And the rear setback remains the same
 24 and the front setback is established by the setbacks that
 25 already exist in the adjacent properties because that is

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1
 2 I guess from five months ago when you clearly said that
 3 you were working on something, and I don't know maybe
 4 there was another update in between but I didn't recall
 5 that either, but to coming to a meeting and seeing a fully
 6 baked Ordinance that is being proposed to be advertised at
 7 a work session that we don't normally vote at work
 8 sessions.
 9 So it didn't seem to me that -- my reaction
 10 was -- and the word impetus was used, what was the hue and
 11 cry for this. So I think we got into a little bit of what
 12 that purpose is of the hue and cry but it certainly wasn't
 13 very transparent to me that we had to suddenly advertise
 14 -- at a work session vote to advertise something at a work
 15 session that we really hadn't -- no one other than
 16 yourself had worked on. Yourself and apparently the
 17 Borough Planning Commission.
 18 So I don't think the rest of Council had
 19 been provided updates as to the goals, the nature, the
 20 impetus, the results or what sort of -- what the
 21 ingredients were or the work process. So that is why I
 22 think when something is tee'd up the way it was, that is
 23 what the reaction you got.
 24 Now whether or not this is a good thing to
 25 do can be worked out, I guess can be evaluated or analyzed

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1
 2 by all of Council. We will have to vote on it. I
 3 understand that this is just to vote to advertise and I
 4 understand that.
 5 I have a question though and it is probably
 6 for our attorney, in the event -- I understand we have to
 7 vote to advertise a change to the Zoning Ordinance -- it
 8 is the Zoning Ordinance, do I have my terminology correct?
 9 It is the zoning code?
 10 MR. FENNINGHAM: Yes.
 11 MR. DOUGHERTY: In that event, since this
 12 carve out of the RB -- if I say something that is wrong,
 13 Peter, I would appreciate it if you would tell me if it is
 14 wrong. And in no way -- I don't mean to steamroll this.
 15 But since this is something that -- to
 16 carve out a large chunk of homes basically and create a
 17 new zoning district for that chunk of homes, that is sort
 18 of what we are doing here, a different set of rules that
 19 heretofore have been covered under the same rules that the
 20 other chunk is not getting applied to them.
 21 That is my understanding of what is
 22 happening here. There is an RB and the RB is getting
 23 split into the RB-1 and RB-2. RB-2 is not -- anybody that
 24 is in RB-2 is not changing but all of the RB-1 houses are
 25 changing, the rules that apply to things that they might

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1
 2 you would have to know stuff about Zoning Ordinances to
 3 begin with and you would have to spend about an hour
 4 studying it to try to figure out what it means to you as a
 5 property owner. I don't think that is fair to do to 150
 6 -- I don't know how many houses this is, but it's only the
 7 most historic houses in town.
 8 And so my question is, is it required that
 9 we notify folks that this is being changed and that this
 10 is a change of this dramatic nature and this many houses
 11 are being impacted? Would we notify in some way other
 12 than just an announcement in a newspaper that runs one
 13 day?
 14 MR. FENNINGHAM: I believe you should
 15 notify homeowners that are affected in the district.
 16 MR. DOUGHERTY: Directly? In other words
 17 each one should get a letter?
 18 MR. FENNINGHAM: Correct.
 19 MR. DOUGHERTY: Was that in your plan,
 20 Mr. Meyer?
 21 MR. MEYER: Excuse me, let -- first of all
 22 let me clarify a couple of things; what I read to you is
 23 from the minutes of October because I didn't have the
 24 minutes from November or December or January. I had
 25 mentioned this every single time I have reported on the

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1
 2 want to do to their house will be different if this thing
 3 gets adopted.
 4 Does the -- there is a question at the end
 5 of this. Does the Borough have an obligation to notify
 6 the -- at least the RB -- I hope I have the numbers right,
 7 the people who are -- zoning is changing to their homes,
 8 to let them -- to alert them of this change?
 9 If I want to add three inches to the back
 10 of my house, I have to notify everyone within a hundred
 11 feet I think because they might see this three inches on
 12 the back of my house. It might impact them, that is the
 13 normal rule.
 14 I think something like this, Peter, I don't
 15 know if it is required but something of this nature that
 16 impacts hundreds of the homes in our historic district, it
 17 behooves us to notify all of the property owners who this
 18 impacts formally and have an explanatory document. We
 19 shouldn't be afraid of what we are trying to do here, and
 20 have an explanatory document which explains this is what
 21 is going to change and it applies to your property rights.
 22 It applies to the things in the future that you will be
 23 permitted to do to this house.
 24 There is about six pages of legal
 25 documentation here that frankly one would have to spend --

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1
 2 Planning Commission. Let me make that clear.
 3 PRESIDENT GERING: That wasn't what the
 4 question was.
 5 MR. MEYER: Excuse me, I would like to have
 6 the privilege of being able to speak now. Let me proceed
 7 from there.
 8 All right. Okay. First of all you wanted
 9 to know whether you were wrong. You're wrong. Okay.
 10 There are changes for RB-2 in addition to RB-1.
 11 MR. DOUGHERTY: Okay. Sorry, I didn't
 12 realize that.
 13 MR. MEYER: I made them very clear. May I
 14 repeat them? In RB-2 -- if you want to build a new
 15 building in RB-2 and you can get the permission to tear
 16 something down, which you can do in an area which is not
 17 in fact in the historic district, think North Main if you
 18 want to think about an area.
 19 Right now you can tear it down and put up
 20 something else so long as it is within the setback
 21 requirements that exist. The building that you can put up
 22 can be totally different from anything in the neighborhood
 23 in character and in whether or not it serves one household
 24 or two households or anything else.
 25 What this Ordinance does is it says what

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1
2 you can put up has to be in some sense in character with
3 the neighborhood in which you're putting it up and that is
4 established by the comparison to the two houses on either
5 side of you. And if one of them happens to be a brand new
6 one, you skip that one and you go one further to another
7 older house.

8 That constitutes a constraint. So if in
9 fact we are going to try and constrain, we are trying to
10 constrain that in RB-2 in addition to RB-1. We are also
11 doing the same thing in RB-1.

12 The only thing different between RB-1 and
13 RB-2, and please correct me if I'm wrong, Mary, is the
14 setback requirements, the lot dimensions and some aspect
15 of the permitted uses.

16 MS. STOVER: The lot size, the side yard
17 setback and some of the uses.

18 MR. MEYER: Okay. But this business of
19 comparing to what is around the property so that the new
20 thing that is being proposed doesn't totally change the
21 character of the neighborhood, that is the preamble to
22 this Ordinance in terms of its intent. So that is what we
23 are trying to do. Now --

24 MR. DOUGHERTY: Can I ask a question?

25 MR. MEYER: Yes.

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1
2 MR. DOUGHERTY: So RB-1 is Ferry Street,
3 New Street, the areas that are closer in here: RB-1?

4 MS. STOVER: Closer to town.

5 MR. DOUGHERTY: The older section and RB-2
6 is Kiltie Drive, perhaps, I am not sure, Waterloo. There
7 is a map here but the question then that I poised to our
8 attorney was it is -- obviously it is a recommendation to
9 notify all of the owners who are being impacted.

10 So I guess then instead of just -- you
11 wouldn't then -- the initial question I had for Mr. Meyer
12 was did you have any intention or were you aware that we
13 should be notifying all of our residents, basically almost
14 everybody that lives in town, not Village II and not
15 Riverwoods and not North Main. Now I may have paraphrased
16 that.

17 MR. MEYER: North Main is definitely part
18 of RB-2.

19 MR. DOUGHERTY: You're right, it is not on
20 this map. Not Rabbit Run, not Village II, not Riverwoods?

21 MS. STOVER: Correct.

22 MR. DOUGHERTY: So that would be -- how
23 many homes are in RB-1 versus RB-2? We don't know?

24 MS. STOVER: I don't know.

25 MR. MEYER: We have no reason to make a

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1
2 MR. DOUGHERTY: So looking -- RB-1 is the
3 new super historic district I guess, that is the -- that
4 is RB-1, that is the newly created number. And RB-2 is
5 the designation to the ones that aren't as close to town?

6 MS. STOVER: Right.

7 MR. DOUGHERTY: Okay. So RB-2 -- RB-2 here
8 it is all blue and there is five pages of blue. Obviously
9 I am not -- it looks like there is five pages of blue and
10 the blue stuff which is RB-1 is all new?

11 MS. STOVER: No. Some of the uses and some
12 types of things are the same as they are in the current RB
13 District.

14 MR. DOUGHERTY: Okay. RB-1 is more changed
15 than RB-2 is changed, is that true?

16 MS. STOVER: Yes. In lot size, setbacks.

17 MR. DOUGHERTY: Then there is RB-1 and it
18 looks like what is happening to RB-2 is a new section is
19 being added to it, is that what is happening or is -- all
20 of RB-2 in mine is red.

21 MS. STOVER: Right. We distinguished the
22 two districts by the color. But RB-2 is very similar to
23 RB-1 although some of the uses are different and the lot
24 sizes are larger and the setbacks are larger. The side
25 yard setbacks are larger consistent with what it is today.

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1
2 count.

3 MR. DOUGHERTY: Especially when you didn't
4 think you had to notify any of them.

5 MR. MEYER: Excuse me. Let me ask a
6 further question, if I may. You keep saying had to notify
7 --

8 MR. DOUGHERTY: I think we have to.

9 MR. MEYER: Do we have to -- legally have
10 to notify? I want this clarified.

11 MR. FENNINGHAM: I believe you should
12 notify them, yes. You should.

13 MR. MEYER: Is that a should or must?

14 MR. FENNINGHAM: Must.

15 MR. MEYER: Okay. Thank you. This is not
16 something that at any time the County Planning Commission
17 ever suggested to us was going to be a necessary course of
18 action.

19 And let me make very clear by the way, that
20 the work on this was not just done by our Planning
21 Commission but also by the professionals from the County
22 Planning Commission.

23 MR. DOUGHERTY: Well let's just -- I would
24 feel better if you have part in this process before we
25 advertise this so that the impacted people in RB-1 and

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1
2 RB-2 are notified that this was done. Now that is one
3 thing.
4 Earlier you mentioned that -- actually you
5 mentioned in the minutes here, that the Planning
6 Commission went from I guess once a month to twice a
7 month, started meeting more often.
8 I guess you're actually on the Planning
9 Commission for the Borough, is that correct?
10 MR. MEYER: I am on the Planning Commission
11 for the Borough, that is correct.
12 MR. DOUGHERTY: You're a member of the
13 Planning Commission. This is a question, that is a public
14 meeting; is it not?
15 MR. MEYER: Yes.
16 MR. DOUGHERTY: In fact it is an agency of
17 the Borough?
18 MR. MEYER: Yes.
19 MR. DOUGHERTY: Is it sufficient relative
20 to a public meeting, I think that they have to be
21 scheduled and advertised; is that a true statement?
22 MR. MEYER: And they were.
23 MR. DOUGHERTY: Let me ask you a question.
24 Were the extra meetings all advertised? Did we take out
25 ads?

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1
2 MR. MEYER: Yes, very carefully.
3 MR. DOUGHERTY: So that was taken care of,
4 we took out extra ads to double the meetings?
5 MR. MEYER: Yes.
6 MR. DOUGHERTY: Okay. That shows how -- I
7 live here, I never saw an ad. I guess nobody reads the
8 ads. Where did we advertise these things?
9 MR. GRAY: Those ads were placed in the
10 Intelligencer.
11 MR. DOUGHERTY: So when we went from
12 monthly to semi-monthly we put a separate ad out because
13 unless it was done at the beginning of the year --
14 MR. GRAY: It was done approximately April
15 or May for meetings. So there were multiple meetings that
16 were scheduled in advance.
17 MR. MEYER: And those meetings were all on
18 the Borough webpage. And if I am not mistaken, they were
19 also on the list of the future meetings that we started to
20 post at our meetings.
21 MR. GRAY: They would be posted on the
22 door here at the community room and the --
23 MR. DOUGHERTY: Can I ask roughly how many
24 constituents appeared, sat in the audience and watched
25 these meetings?

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1
2 MR. MEYER: I don't know. I think there
3 was one point we had somebody but most of the time we did
4 not have anybody other than the Planning Commission itself
5 and the two representatives/advisors to us under contract
6 to the Borough from the County Planning Commission.
7 MR. DOUGHERTY: I think this goes to the
8 heart of the issue, I think we have to -- we have to
9 basically take steps whereby everyone who is affected by
10 this is notified as -- in plain language in some format as
11 to how this will impact their property rights, as to their
12 ability to make changes to their property and whether or
13 not -- that sort of thing. I think that is clear but
14 thank you for your time.
15 PRESIDENT GERING: Any other questions from
16 Council? I have a gentleman there that had -- did you
17 have a question?
18 MR. FREEO: No. I had attended some of the
19 Planning Commission meetings.
20 PRESIDENT GERING: Thank you. All right.
21 Yes, Mr. Clapper.
22 MR. CLAPPER: I have a question, if I may
23 and a comment.
24 Peter, I want to thank you for your work on
25 this project. I know you have put in well over a year. A

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1
2 lot of effort. I attended several of those meetings also
3 and saw that the dialogue -- it was rather extensive and
4 detailed.
5 I had a question about the Ordinance
6 itself. What would happen if a developer came in and
7 bought three or four adjacent properties and tore down the
8 existing properties and there are two homes or structures
9 left on the outside of that newly formed property. Do
10 they determine the height in the average calculation?
11 MR. MEYER: The way this is written, in
12 your particular example -- all right. Let's take the
13 three in the middle, so that he is tearing down three
14 properties, the one in the middle has got two adjacent
15 that have been torn down, neither of those count in
16 calculating the average. It would be the next one out and
17 the one over and the same thing on the other side.
18 So you would -- if you think about it, you
19 would have seven properties involved in this, the three in
20 the middle wouldn't count in calculating the average.
21 MR. CLAPPER: Got it.
22 MR. MEYER: All right. And that is
23 basically -- if you looked at the property on the
24 right-hand side, they would have two teardowns to the left
25 and they would have to go beyond the two there and be the

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1 same other properties exactly I think what you were
 2 looking for in your request.
 3 MR. CLAPPER: Yes, I was. So if I can
 4 apply that on North Main Street where we have the
 5 construction going on now, this Ordinance wouldn't have
 6 allowed those large buildings?
 7 MR. MEYER: This Ordinance would have
 8 precluded those buildings.
 9 MR. CLAPPER: Okay. Thank you very much.
 10 PRESIDENT GERING: John, I have a question
 11 for you since we have a motion on the table to advertise
 12 and Dan has made a recommendation that we notify everyone
 13 in town, does that have to be part of the motion to be
 14 amended or can we just do that?
 15 MR. FENNINGHAM: The requirement for
 16 advertising is independent of the decision to advertise.
 17 PRESIDENT GERING: Thank you so much. I
 18 figured I would ask that.
 19 Council, we have a motion on the table.
 20 MR. MAISEL: I would like to ask a question
 21 in reference to what you just spoke about. So if we
 22 decide to advertise, it gets advertised and it doesn't
 23 mean anything until we discuss this again; is that
 24 correct? Or advertising is tantamount to this is what we
 25

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1 plan on voting on? How does that --
 2 MR. MEYER: John, correct me if I'm wrong
 3 please, we have been through this in the Planning
 4 Commission. Basically the advertising -- if in fact we
 5 were contemplating executing this particular amendment to
 6 the Zoning Ordinance, we have to advertise it, we have to
 7 take the draft that we have -- that we are advertising and
 8 make it available to both the Planning Commission, our
 9 Planning Commission and the County Planning Commission to
 10 get their approval before we can then actually consider it
 11 for a vote to implement.
 12 The vote to implement could take place at
 13 the next Council meeting provided that we have met all of
 14 those requirements.
 15 MR. MAISEL: If we are -- and I am a
 16 proponent of letting the public know exactly what the
 17 implications of this thing are, so is it not proper to do
 18 that first or we can vote to --
 19 MR. MEYER: There is no reason it can't.
 20 MR. MAISEL: So you're saying we can vote
 21 to advertise and then at the same time simultaneously
 22 figure out a way we will convey this to the public as to
 23 what the implications of this particular Ordinance would
 24 be presenting to our constituents, is that it?
 25

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1 MR. MEYER: My preference would be to --
 2 let me phrase it a little bit differently. Okay. If we
 3 go ahead and vote to -- voted in favor of the motion to
 4 advertise, I will make the motion to disseminate
 5 information to everybody in town about what we are doing.
 6 MR. MAISEL: What was being proposed, does
 7 that turn into a debate?
 8 MR. MEYER: That gets turned into this will
 9 be discussed at the next Council meeting, if that is the
 10 --
 11 MR. FENNINGHAM: Correct.
 12 MR. MEYER: That would be the correct way
 13 of doing it.
 14 MR. FENNINGHAM: It doesn't dictate a
 15 decision made, it dictates deliberation and public comment
 16 available on the proposed amendment.
 17 MR. MEYER: At a particular date.
 18 MR. MAISEL: It doesn't obligate this
 19 Council to this is what we are -- want to do?
 20 MR. FENNINGHAM: It doesn't obligate the
 21 Council to adopt either way. It is up for debate and
 22 discussion. And if we did not conclude that discussion at
 23 that advertised meeting, you can just -- it is now
 24 announced that it will be carried over to the next
 25

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1 meeting.
 2 The question is not only -- since Mr. Meyer
 3 mentioned a possible subsequent motion, the issue is
 4 mailing notice with I think Dan said executive summary of
 5 some sort and also posting the property --
 6 MR. DOUGHERTY: What?
 7 MR. FENNINGHAM: And also posting
 8 properties with notice. So I will review that -- I have
 9 already told Mr. Gray that I will review that and provide
 10 advice on it, the duality of the type of advertising and
 11 posting of properties that are affected or could be
 12 affected by this proposed amendment.
 13 MR. DOUGHERTY: Certain properties may
 14 actually need to have things posted on them if they are
 15 materially I would imagine affected or something?
 16 MR. FENNINGHAM: Correct.
 17 MR. MAISEL: I mean as much as I am an
 18 advocate, and some of us here, of notification, if we are
 19 notifying 150 homes and 300 or whatever it is, what are
 20 we requesting, just for your information this is what is
 21 happening. And at what point do they get to say you know
 22 this is untenable.
 23 I mean this could turn into months and
 24 months of -- you know if we are basically sending a notice
 25

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1 out and we are just saying that is the way it goes.
 2 MR. DOUGHERTY: No, it goes to the heart of
 3 the executive summary, it needs to describe in terms that
 4 can be understood by a lay person how it impacts their
 5 property rights. That is all.
 6 MR. MAISEL: Okay.
 7 MR. DOUGHERTY: You can give them the
 8 Ordinance as well but to say that somebody -- some people
 9 will be impinged by this and some people will likely have
 10 a little more latitude, that is my understanding; right?
 11 MR. MAISEL: Right.
 12 MR. DOUGHERTY: I think if someone is
 13 impinged, they need to be able to have a voice and come
 14 here and say I don't think that you elected officials,
 15 because you want to stop giant houses from being built
 16 should impinge my rights on my 1200 foot cottage or
 17 whatever. That is what we are getting at.
 18 Talk about transparency, it is more than
 19 transparency, it is the rights of our -- it is basically
 20 property rights of our constituents I am talking about
 21 here.
 22 PRESIDENT GERING: Anyone else from
 23 Council?
 24 All right. We have a motion on the table.
 25

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1 would be based upon the dialogue -- so the strict
 2 requirements would be to post by advertising as long as --
 3 as well as a letter and I would include in the motion to
 4 have prepared an executive summary. And by executive
 5 summary I mean in non-legalese language exactly what the
 6 intent is behind the adoption of these proposed
 7 amendments.
 8 PRESIDENT GERING: Would you like to make
 9 that motion?
 10 MR. MEYER: Let me try and rephrase the
 11 motion.
 12 MR. FENNINGHAM: If I can interrupt. And
 13 also Mr. Gray recommended that that executive summary and
 14 the point of the proposed consideration of these
 15 amendments should be posted on the Borough's website.
 16 MR. MEYER: I was assuming that it would be
 17 anyway but okay. Fine.
 18 Then in addition I move that in addition to
 19 the legally required advertising in a newspaper of general
 20 circulation, that we also inform the citizens of the
 21 Borough with property in RB-1 -- the residents of RB-1 --
 22 MR. DOUGHERTY: And two.
 23 MR. MEYER: Pardon me.
 24 MS. FEDER: And two.
 25

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1 All in favor to advertise?
 2 MS. FEDER: Aye.
 3 MR. MEYER: Aye.
 4 MR. DOUGHERTY: Aye.
 5 M. RETTIG: Aye.
 6 MS. McHUGH: Aye.
 7 MR. MAISEL: Aye.
 8 PRESIDENT GERING: Aye. Motion passes.
 9 I have another question for our Solicitor,
 10 do we have to make a new motion in order to notify the
 11 residents or how would that be applied?
 12 MR. FENNINGHAM: The requirement is to
 13 advertise, you can make a motion but it is supplementary.
 14 PRESIDENT GERING: So there is no need
 15 to --
 16 MR. FENNINGHAM: There is no need to do it.
 17 Mr. Meyer said he might suggest a motion.
 18 MR. MEYER: I would like to make a motion
 19 simply as -- for lack of a better term, a gesture to
 20 maximize the dissemination and that we think about how to
 21 best do that beyond that minimum requirement, if that may
 22 be simply posting on you know a lamppost or whatever the
 23 heck it is.
 24 MR. FENNINGHAM: Well my recommendation
 25

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1 MR. MEYER: I am sorry, RB-2, that this
 2 Ordinance is under consideration and that this notice
 3 include a non-legal description of both the intent and the
 4 content of the Ordinance.
 5 MR. DOUGHERTY: I will -- did you make that
 6 motion?
 7 MR. MEYER: I think that was the motion.
 8 MR. DOUGHERTY: I will second.
 9 PRESIDENT GERING: All right. All in
 10 favor?
 11 MR. MAISEL: Just one comment. I mean, I
 12 don't know if it is the change to the motion but is this
 13 going to include the Ordinance and what this means to you,
 14 it will be a what this means to you?
 15 MR. MEYER: Yeah.
 16 MR. MAISEL: I got it.
 17 PRESIDENT GERING: All in favor?
 18 MS. FEDER: Aye.
 19 MR. MEYER: Aye.
 20 MR. DOUGHERTY: Aye.
 21 MS. RETTIG: Aye.
 22 MS. McHUGH: Aye.
 23 MR. MAISEL: Aye.
 24 PRESIDENT GERING: Aye. Thank you.
 25

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1
2 Next can I have a motion to adopt the
3 resolution for the 2022 Fee Schedule? This was discussed
4 in detail at our workshop.
5 MR. MAISEL: I will make the motion.
6 MS. RETTIG: I will second it.
7 PRESIDENT GERING: Any questions from
8 Council?
9 MR. MEYER: Comments, if I may. At our
10 workshop meeting Mr. Dougherty was very concerned about
11 the fact that letting RB-1 --
12 PRESIDENT GERING: We are done with this.
13 MR. MEYER: This has to do with the fee
14 adjustment.
15 PRESIDENT GERING: All right.
16 MR. MEYER: All right. Dan, you had this
17 issue about the fact that people would then, you know go
18 ahead and go in front of the Zoning Hearing Board to
19 simply push that envelope a little bit further. That was
20 a concern that you raised.
21 Right now it costs \$900 of the filing fee
22 plus a whole bunch of other requirements to go before the
23 Zoning Hearing Board. If we think that it is too easy for
24 people to go before the Zoning Hearing Board for minor
25 additions which was what the concern was that you had on

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1
2 PRESIDENT GERING: Do you ladies have
3 anything you would like to say?
4 MS. McHUGH: Get up here, you are here.
5 MS. WOHL: Jen Wohl, W-O-H-L.
6 MS. PATTERSON: Melissa Patterson.
7 MS. WOHL: So yeah there is -- you approved
8 it already, there is only one change and that is the
9 parade will start a little earlier, start at 11:00 instead
10 of 11:30. We are super excited. Most of you guys have
11 been in the parade and done this for a lot of years and
12 its been way too long. Unless there is anything -- any
13 specific questions you have. Thank you.
14 PRESIDENT GERING: Any questions?
15 MS. McHUGH: I am really happy you're
16 coming back. Thank you.
17 PRESIDENT GERING: All in favor?
18 MS. FEDER: Aye.
19 MR. MEYER: Aye.
20 MR. DOUGHERTY: Aye.
21 MS. RETTIG: Aye.
22 MS. McHUGH: Aye.
23 MR. MAISEL: Aye.
24 PRESIDENT GERING: Aye. Good luck.
25 Next can I have a motion to approve the

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1
2 our workshop meeting, Dan. Then maybe what we should be
3 doing is raising that \$900 to make it even less likely
4 that people for very minor changes would be interested in
5 pushing against the zoning provisions that might exist.
6 Now that may be something that we can't do
7 this year and can't consider until next year because we
8 don't know whether or not we will pass this Ordinance. I
9 just wanted to point out that is the place that we can
10 also afford to make some provisions for trying to limit
11 how much goes to the Zoning Hearing Board.
12 PRESIDENT GERING: Thank you. Any others
13 from Council? Any one from the public?
14 All in favor?
15 MS. FEDER: Aye.
16 MR. MEYER: Aye.
17 MR. DOUGHERTY: Aye.
18 MS. RETTIG: Aye.
19 MS. McHUGH: Aye.
20 MR. MAISEL: Aye.
21 PRESIDENT GERINIG: Aye. Thank you.
22 Next can I have a motion to approve the
23 special event application for New Hope Celebrates?
24 MS. McHUGH: I will make that motion.
25 MS. RETTIG: Second.

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1
2 request from the Plumstead Township for assistance from
3 the New Hope Eagle Fire Company?
4 MR. DOUGHERTY: I will make that motion.
5 MR. MAISEL: Second.
6 PRESIDENT GERING: Thank you. Any
7 questions from Council?
8 All in favor?
9 MS. FEDER: Aye.
10 MR. MEYER: Aye.
11 MR. DOUGHERTY: Aye.
12 MS. RETTIG: Aye.
13 MS. McHUGH: Aye.
14 MR. MAISEL: Aye.
15 PRESIDENT GERING: Aye. Thank you.
16 Can I have a motion to approve the Council
17 meeting minutes from the January 18th meeting?
18 MS. McHUGH: I will make that motion.
19 PRESIDENT GERING: Second?
20 MS. FEDER: I will second.
21 PRESIDENT GERING: All in favor?
22 MS. FEDER: Aye.
23 MR. MEYER: Aye.
24 MR. DOUGHERTY: Aye.
25 MS. RETTIG: Aye.

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2 MS. McHUGH: Aye.

3 MR. MAISEL: Aye.

4 PRESIDENT GERING: Aye. Thank you.

5 Accounts Payable. Can I have a motion for
6 approval for accounts payable in the amount of
7 \$219,521.78; broken down, payrolls for January 28th, 2022
8 and February 11th, 2022 in the amounts of \$74,680.34 and
9 \$72,470.71?

10 MS. RETTIG: I will make that motion.

11 MS. McHUGH: Second.

12 PRESIDENT GERING: Thank you. Any
13 questions?

14 All in favor?

15 MS. FEDER: Aye.

16 MR. MEYER: Aye.

17 MR. DOUGHERTY: Aye.

18 MS. RETTIG: Aye.

19 MS. McHUGH: Aye.

20 MR. MAISEL: Aye.

21 PRESIDENT GERING: Aye.

22 First on the list for reports is Parks and
23 Rec. Louise?

24 MS. FEDER: So we had to cancel our last
25 month's meeting because we didn't have an in-person quorum

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2 -- so thank you for your patience while this was getting
3 worked on.

4 So to begin here, the -- this is going to
5 be reports of the 2021 actual versus budget. As a
6 background because not everyone heard this last time,
7 which was about a year ago, our budget was developed by
8 our Borough Manager and our Treasurer in the third quarter
9 of 2020, so it is quite some time ago.

10 And then we -- it was shared with us in
11 October, it was posted in draft form and released in the
12 public and then Council adopted it last -- in December of
13 2020. So that gives you a feel for what we had to project
14 at the time and hopefully do a great job at it.

15 The budget based on year to date
16 information that we had available as of October. And the
17 expenses were then projected to yearend, then plus prior
18 2019 full year experience, plus expected inflation and
19 also some expectations about our 2021 projects that we
20 expected to work on.

21 So the presentation is to -- intended to
22 provide analysis on how we did. And of course first thing
23 that happened is it moved that from one page to another.

24 Okay. Method. It is -- this is based on
25 time -- this is based on actual revenue received and

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2 due to COVID unfortunately. So luckily everybody is
3 sounding like they are back to full health so we are
4 looking forward to our next meeting which is
5 February 28th.

6 PRESIDENT GERING: Thank you.

7 Shade Tree Commission.

8 MS. McHUGH: Shade Tree, I don't have
9 anything to report except that we do have an Arbor Day
10 celebration coming up which we will share more details
11 once we have it. As you got to see, this is an amazing
12 committee that gets a lot of work done. I am really happy
13 to be a part of it and I can't wait to tell you all about
14 our Arbor Day.

15 PRESIDENT GERING: Thank you.

16 Finance Committee. Mr. Dougherty?

17 MR. DOUGHERTY: We have our long awaited,
18 and everyone is excited to hear, review of the year --

19 PRESIDENT GERING: Larry, could you please
20 move the flag?

21 MR. DOUGHERTY: It is a very patriotic
22 presentation.

23 I will try to go through the -- if you have
24 questions, if you could -- I don't know if we are -- the
25 folks at home would be able to see the screen but any rate

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2 actual expenses paid. We are on a cash basis. We, just
3 like anyone else that is our size and ten times larger
4 than this, we do not work on an accrual basis, we work on
5 a cash basis. What happens in the year actually gets --
6 sort of like a household account, what actually is
7 received and actually paid.

8 So if a bill shows up on December 31st and
9 it gets paid in the following on January 3rd of the
10 following year, it is not in these numbers. If a check
11 comes on January 3rd for December of the prior year's
12 rent, it is in these numbers. But that is normal, that is
13 how everybody works at our size so we are a cash business
14 if you will.

15 Since the books have not been formally
16 closed, our Treasurer said -- just wanted me to point out
17 that there are a handful of bookkeeping transfers that
18 still needs to take place and I can talk about those later
19 but they are not significant so there is little nuances.

20 I should say this presentation along with
21 the January through December P&L, what people call the P&L
22 report which this is actually a summary of, will both be
23 posted on the Borough's website. Okay.

24 So as is every year, transactions will be
25 formally and independently audited. We have an auditor

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2 that comes in who owes does this for a living, they audit
3 municipalities.

4 MS. McHUGH: A few auditors?

5 MR. DOUGHERTY: A few auditors. The audit
6 will be performed in accordance with all appropriate
7 principles and the auditor's report will be posted online
8 when it is available, usually that is in the third quarter
9 of the year. That is typically how the auditors work.

10 The summary does not -- I'm sorry, the
11 summary does not reflect items that are collected from
12 specifically dedicated portions of the 13.77 real estate
13 millage that are a hundred percent pass throughs.

14 What does that mean? It turns out of your
15 tax bill, which is the 13.77 mills, that there is about
16 5.7 of those mills are literally passed through to other
17 entities; such as the library, such as the fire, et
18 cetera.

19 So we -- they are in the mills, they are
20 collected in your tax bill, they come in to the Borough
21 and they are remitted to those other entities. We know
22 what they will be. Whatever that comes in at as far as
23 those mills come in at from the real estate taxes, is the
24 amount that gets remitted. So the focus of this is not
25 the 13.77 total, the focus of this presentation is the

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2 So those three things alone account for
3 66 percent of our general fund revenue. Now the general
4 fund revenue, just to keep the number in your mind
5 roughly, just hold the number in your mind of about 4.2
6 million. That is what we are dealing with here and about
7 66 percent of that money comes from those three sources.

8 And I just want to point out that the most
9 is the metered parking fees, which is a very big number,
10 we are paid by non-New Hope residents. So we don't have
11 an exact statistic but we think the majority, maybe the
12 vast majority of the park -- the kiosk meter fees are paid
13 by visitors. We don't know exactly the number but we feel
14 that is about right.

15 Real Estate Taxes. Of this \$4.2 million,
16 the number that everybody sees because you have to write a
17 check every year is about 10 percent of our general fund
18 number, it is about four hundred and some thousand
19 dollars. The other 9 percent are all of these other
20 sources, mostly the earned income tax, real estate
21 transfer tax and the metered parking fees. So that is
22 where the money comes from.

23 Now I want to focus a little bit on the
24 real estate taxes. It is made up of three components when
25 you pay real estate taxes and you live in the Borough.

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2 8.08 mills. Okay. Because the other four parts are
3 literally what we receive from the millage goes directly
4 off to the entities.

5 All right. So there are some things in
6 here that -- is the last bullet on that page. There are
7 some things on here that go to those entities that are
8 paid from the 8.08 mills and that is for example when
9 Council decided that it would be good to go to 24/7 -- 24
10 hour I should say ambulance service, we decided that we
11 would just pay for that out of our general fund. That is
12 in addition to the mills that are dedicated to the
13 ambulance company. All right.

14 So we will start with revenues because that
15 is the good story but Borough Revenue and its Sources.
16 The Borough's general fund has about 40 different sources
17 of revenue; everything from zoning applications to parking
18 tickets to real estate taxes to earned income tax. There
19 is about 40 different little dribs and drabs. I literally
20 just estimated that number.

21 Most of them are fairly minor. The largest
22 three account for 66 percent of the money. So if you want
23 to focus on where the money is coming from, it is the
24 earned tax, the real estate transfer tax and the metered
25 parking fees. Okay.

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2 For every hundred dollars that you pay on your real estate
3 taxes, \$9.30 comes to New Hope Borough, \$17 and 30 percent
4 is sent to Bucks County and \$73.40 goes to the school
5 district. That is it. That is how it works. From your
6 real estate taxes on your house, the Borough sees 9.3
7 percent of the real estate taxes on any residence in the
8 Borough. The Borough actually receives that.

9 So to give you an example, a real life
10 example, the average house -- I don't know if it is the
11 average or the median, but the average house in the
12 Borough is assessed at about \$550,000. A lot of people
13 don't have 550, they have 250 and there is a lot of people
14 who have million dollar houses.

15 But to give you an example, it is just the
16 average. What is the average? But the average house pays
17 roughly \$7,000 a year in real estate taxes here; 675 of
18 which comes to the Borough, 400 of that 675 goes to our
19 general fund and 275 of that 675 are pass throughs. All
20 right. So you're starting to see sort of the diminution
21 of where your taxes go. This is what they are trying to
22 show. So 1,250 of the 7,000 goes to Doylestown and 5,150
23 of it goes to Bridge Street up here to the school
24 district. Okay. That is the revenue side of things.

25 Expenses. Like most municipalities, much

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2 of our expenses is salary and benefit costs. Roughly
3 70 percent of the \$4.2 million is in benefits, in employee
4 wages and benefits and so managing these costs is a very
5 high priority.
6 We have kept our head counts stable over
7 the years, at least since this Council has been here, I
8 know that and I think prior to that too. One of the
9 biggest ways governments get themselves in trouble is they
10 grow their head count and head counts are hard to manage
11 once they are on board. So that number could go up very
12 quickly if people start adding staff.
13 Now we have had a lot more things happen in
14 the Borough in the last five to ten years and our Manager
15 and Treasurer and our Chief of Police Cummings do a
16 fantastic job basically with using part-time and seasonal
17 staff as opposed to -- there is a need perhaps in the
18 summertime for some service, some is exasperated by the
19 crowds or whatever.
20 Our Chief of Police does a fantastic job
21 utilizing and sort of the turning the dials on and off
22 with regards to -- rather than saying I need another
23 full-time employee. Another full-time employee with
24 benefits can cost \$180,000 for one full-time employee or
25 \$150,000 in the administrative side. So these are big

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1
2 numbers when you are dealing with a \$4 million budget. A
3 full-time head count is very expensive and I just want to
4 applaud the efforts of the Chief and Mr. Gray because they
5 do a great job at not -- you know utilizing part-time and
6 seasonal assistance. As you can see, we have about a
7 dozen people who are part-time and seasonal.
8 Okay. So here's what you actually came to
9 hear, right? How did we do? So that was the background.
10 Everybody had a tough time in 2020 and 2021 but I am very
11 happy, this Council is very happy to say that the
12 Borough's performance, revenue and expenses, aligned or
13 tracked very favorably against budget.
14 Even though that is a budget that was
15 ostensibly created in November of 2020 before any --
16 during the COVID crisis and we had no idea how long it
17 would last and still lasting to this day. We did very
18 well against our budget. We did very well. I applaud the
19 efforts again of the Treasurer, Borough Manager and Chief
20 Cummings in managing the expenses.
21 Now I produced this document, the reason
22 why that is in there is I am not speaking for all of
23 Council, I don't want -- they have seen it, I forget if I
24 shared it but I can't remember but we didn't meet as a
25 group and go over this and wordsmith it. We just didn't

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1
2 do it because it -- there was no time.
3 But basically the numbers are tight, the
4 Finance Committee has seen it but it doesn't represent
5 everyone's opinions because there are some observations
6 here and it hasn't been -- it shouldn't count as an
7 audited analysis of the years transactions but that is the
8 nature of the thing.
9 There is some items here and there where we
10 had to add pieces together to get them to be simpler for
11 presentation purposes. In the aggregate they might be
12 \$20,000 items that had to be put together so there
13 wouldn't be 62 lines on the page with different numbers.
14 Take some judgment call.
15 The numbers in the aggregate, the impact
16 would be minor, but also the numbers in the aggregate to
17 the totals in the budget and the actuals, so there has not
18 been any -- there is the adjustments if you will, didn't
19 change anything.
20 So here's really good news. The budget --
21 we had a budget for revenues of \$4.3 million and actually
22 was \$5.2 million, that is \$900,000 I think. These are
23 some of the drivers and you will see throughout the rest
24 of the presentation where we try to point out where did
25 this extra money come from.

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2 So how did we get an extra \$900,000? First
3 off parking, primarily street parking revenue exceeded by
4 budget a hundred thousand dollars. Now we were a little
5 conservative obviously when we set that budget, we didn't
6 know what was going to happen with COVID, we were still in
7 October and November of 2020. So COVID sort of went away
8 in a big way, then came back but at the end of the day, by
9 the end of the year I should say, this number came in at
10 \$103,000 higher than we had budgeted for.
11 The parking violation income exceeded
12 budget by \$234,000. It is due to midyear increase in the
13 parking fine level. Recall it was \$20 and we moved it to
14 35 because we found that people were not -- this is me
15 editorializing, we found that people were willing to not
16 pay the fee because the \$20 -- they could park wherever
17 they wanted and just pay the ticket for 20 bucks. It was
18 cheaper than paying for a lot.
19 So making it 35 has done two things; number
20 one, it has greatly enhanced people's tendency to feed the
21 meter because it is a \$35 fine. So the penalty is so much
22 higher they are less likely to take a chance of getting a
23 ticket for a dollar or something.
24 And secondly -- the \$35 is \$15 more than
25 \$20. So one of the things I would like to point out we

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2 don't have quantitative analysis on this but Larry Keller
3 and his parking enforcement officers and the Chief's
4 officers have done -- are doing a fabulous job in 2021 and
5 you think well giving out tickets is never good, it is
6 actually what businesses prefer we do. If we don't ticket
7 people, they will literally sit and take up a spot and
8 then customers -- they will take it up for 12 hours and
9 then customers can't park and go to the businesses. So
10 turning over those spots is something that the businesses
11 do want.

12 The next thing is Earned Income Taxes.
13 This is very hard to budget, that blew the budget by
14 \$510,000. This is where we get one half of one percent of
15 some one's earned income, their W2, if you will. They
16 work, they make \$50,000 we get 250 bucks. I think I did
17 that right. So somebody makes \$3 million, okay. We get
18 15,000. Right? I think so. Yes.

19 So what happens is -- the reason why this
20 number can vary wildly because of bonuses. And no one in
21 October of 2020 could predict what yearend 2021 bonuses
22 will come in for some of our very high income residents.
23 So that is why that number is big.

24 Now next year -- this year for 2022 it
25 could come in you know at budget. So it is not something

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2 Police wages and overtime as you can see is
3 70,000, it is about 6 percent positive variance for us.
4 Thanks again to Chief Cummings, he manages the police
5 department very prudently and the hours, et cetera. So I
6 can't say enough positive things. The police department
7 is roughly half of our \$4 million budget so his ability to
8 manage that is absolutely critical to us and he does a
9 great job.

10 Unfortunately there were two expenses that
11 came in significantly higher so you take -- now there are
12 other variances that were positive and other variances
13 that are negative. This just lays out the biggest ones
14 that come up with the biggest -- there are some that are
15 negative by ten grand or 6,000, et cetera. And they are
16 all in the P&L which will also be posted along with this
17 presentation for anybody that wants to go through it.

18 Okay. So Special Legal Counsel. We had a
19 budget of \$23,000, the actual came in at \$243,000. That
20 is a variance of \$220,000. And the Borough Solicitor was
21 budgeted at \$45,000 and the actual came in at \$122,000.
22 So those variances together is about \$300,000 negative.
23 Okay.

24 Now that is the budget. Then there were
25 things that happened that are when -- what I am calling

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2 we can rely on, a lot of it is driven by bonus dollars.
3 Some people get very, very -- stock options and that sort
4 of thing, very large numbers.

5 Real estate transfer taxes also exceeded
6 budget by 83,000. No one predicted that in -- during
7 COVID that property values would go up and more people
8 would buy houses, which is what is happening. So this is
9 \$83,000. Okay.

10 So that is the revenue side of things.
11 Good. Good. Good. Expense side, not quite as good but
12 not horrific or anything. The budget was \$4,165,000, just
13 like the revenue budget was \$4,165,000 I think. The
14 actual unfortunately came in at \$4,225,000. The
15 difference is \$61,000, that is a 1.5 percent negative. I
16 mean we missed that budget by 1.5 percent when you compare
17 it to the \$4 million budget.

18 This is a combination of things that came
19 in under budget and went over budget. Under budget -- and
20 this is administration, supplies, police benefits and
21 FICA. Some of that -- some of this stuff you have to be
22 careful because sometimes there could be a paycheck fell
23 on the 31st, some of these numbers when you see them are
24 not that far apart, you just have to be careful. I think
25 it is a positive thing.

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2 off budget. It is not a technical term, if it is a
3 technical term than I am using it wrong because I am
4 calling it off budget. I sort of think I made it up
5 myself.

6 So the Borough received in Federal COVID
7 Impact Grant, \$132,000. We didn't budget for that, we got
8 a check from the federal government for the \$132,000. It
9 is sitting in our coffers right now and has to be spent in
10 very specific ways. And we are not alone in this, a lot
11 of municipalities are trying to figure out how you're
12 permitted to spend this money.

13 So one of the things that Pete, our
14 Manager, is doing right now is going to come back to
15 Council with recommendations, alternatives, et cetera, of
16 how that can be utilized.

17 The next thing is we -- went on for a
18 couple years, the Borough and School Board pursued legal
19 action against a taxpayer who had not paid their earned
20 income taxes and we reached a settlement with that
21 resident and we and the School Board received a check for
22 \$237,000 a piece. Then this -- that was not budgeted
23 because we had no way of knowing that that litigation was
24 going to settle.

25 The next thing after legal review -- this

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2 had gone on for at least 18 months and I think there were
3 probably a half a dozen Council meetings, work sessions,
4 at least a half a dozen Council sessions that took half
5 hour to an hour discussing this thing to convert an annual
6 rent that we were getting -- this company was giving us a
7 rent payment for a tiny spit of land smaller than this
8 room I believe when I saw it, for \$27,000.
9 They have a cell tower on it. It is back
10 near the Public Works Department and we get a check and it
11 -- we have been getting it for a long time and they came
12 to us and said how about if we buy you out of that, we
13 want to give you a lump of money. So we spent the next 18
14 months studying it and came up with the final answer that
15 we felt that we should accept their payment. And because
16 -- a lot of details in it, but their payment was \$550,000.
17 So we received that money.
18 We took some of that money and paid down
19 the -- we threw \$567,000 at the bond that is outstanding
20 that we had, that we took down to build this facility when
21 we bought this church and built it and built it all out
22 and the police station and all of that many years ago. So
23 we threw 567 -- we saw this as a windfall, we didn't want
24 to sit on it and we wanted to pay down the debt, this is
25 what this Council agreed to do when we defined the budget.

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2 Then another significant development, and
3 this was discussed before, I won't go into it at great
4 length but we had at one point an \$8 million bond again on
5 this building. It was the only bond we had, it was the
6 only debt we had and we took the \$567,000 and threw that
7 against it.
8 Then we also paid this year's annual
9 installment of about 167. Then we also went out to the
10 market, and even though this thing had been refinanced I
11 want to say four years ago under the leadership of Alison
12 Kingsley we reduced it to a lower rate then. We noticed
13 that the rates could even be lower so we went out and
14 found it to be -- our -- in the existing bond holder was
15 able to lower it still further.
16 But we also decided we did not want to just
17 keep the same term at 13 years because that would have
18 lowered our annual payments. If you think about it, we
19 owned \$1.8 million and we had to pay it back over
20 13 years, we sent them \$567,000 plus 167 the annual
21 installment, it was down to like 1.2.
22 If we had kept the 13 years, our annual
23 payment would no longer have been 167, it would have been
24 something more like a hundred thousand dollars and we want
25 to keep chopping away at that debt at the same speed that

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1
2 we were chopping away at it before we refinanced it. We
3 didn't want to use the refinancing as an excuse to lower
4 the amount of money we are throwing at this debt, so we
5 also shortened the debt -- the term of the note to nine
6 years. It keeps the payment at 165.
7 We estimate that that will save about
8 \$300,000 over the life of the loan over the next nine
9 years. Over the previous -- I should say over the
10 previous way it was financed, it is not over the next nine
11 years.
12 Okay. Now Bond and Other Debt Summary.
13 This is I think something I just wanted to point out
14 because we don't use bonds to pay for things. We do not
15 go out and borrow money, we pay for things out of cash
16 with money that we get from real estate taxes, earned
17 income taxes, all of the money.
18 We don't go out like some other areas and
19 decide we want all new cars and we will float a bond and
20 get everybody a new car. We basically budget for these
21 cars to be replaced when they wear out and we pay cash for
22 them like you should in your household. So we do that
23 constantly.
24 We did the bridge, the Main Street
25 improvement down here in front of the Visitor's Center,

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2 improvement on the Visitor's Center, the Bridge Street
3 improvements, the North Main improvements, all with cash.
4 We had some grants that assisted us in some of the costs
5 but we used cash.
6 We don't -- a lot -- most municipalities
7 will go out and take on debt to do this stuff. We don't
8 do that. We took debt to do this building and that is
9 about it. We owe a million 250 on that debt. That
10 million 250 gives you a flavor of what it means, is less
11 than 20 percent of our overall budget if you think about a
12 million 250 and our whole budget is about 6.5, it is less
13 than 20 percent.
14 That is sort of our debt load, if you apply
15 for a mortgage how much debt to your income sort of thing,
16 it is kind of a way to look at it, right? Our annual
17 principal and interest on that debt is about two percent
18 of our budget. Okay. We -- compared to anybody else, our
19 debt load and our principal and interest load that we have
20 to pay on this debt is much, much, much lower I think than
21 just about everybody else's.
22 I am not a municipal finance expert, I got
23 this material -- these numbers off of online sources so
24 somebody maybe from Solebury or Lambertville City can say
25 that really is not the right number because there is some

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 2 intricacy but I think the numbers are reliable for
 3 illustration purposes.
 4 So New Hope Borough, we have a million 250
 5 in debt. Relative to our budget it is about 20 percent of
 6 our budget, principal and interest is about 160,000, it is
 7 about two percent of our budget.
 8 And the annual principal and interest, you
 9 take the 160,000 and divide it by 2500 people, you get
 10 \$65. If you take the million 250 and you divide it by
 11 2500 people, you get about \$500. Okay. I hope I did it
 12 right. Okay.
 13 Then you look -- I will not go through all
 14 of these numbers, we will just look at -- we will pick on
 15 any of -- the final column over there, I think that final
 16 column is the one that gives me the most pause. So
 17 effectively that debt, that million 250 debt that we have,
 18 every person -- every resident we have has a \$500 debt if
 19 you will based -- it has on their shoulder. That is sort
 20 of the debt load per resident here in New Hope.
 21 That number in Solebury is \$2,350 and that
 22 number in Lambertville is \$3,450. I think we should be
 23 quite happy. I am proud of the fact that we have not --
 24 different entities take on debt for different reasons.
 25 They may have very valid reasons to take on the debt.

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 2 what we have to put in, this is the police pension plan by
 3 the way, is roughly \$200,000 and it is planned for and
 4 manageable. It is not going to be some sky-rocketing
 5 thing.
 6 And this is just another illustration. I
 7 think -- I wanted to say I know people are concerned about
 8 -- they want to know more about where the money is going.
 9 Relative -- there is just two houses here; 250 or 750
 10 houses. If some one wants to know where -- this is an
 11 opinion. If somebody wants to know where their money is
 12 going and where their danger is and where their propensity
 13 or chances that their taxes will increase, we have not
 14 increased taxes in six years.
 15 But these other entities have increased
 16 them, well the school district has increased them every
 17 year for 12 years in a row that I know of. I don't know
 18 about Bucks County, they might be every other year.
 19 But the point is the -- we have a budget
 20 that it is about \$4 million and the school district's
 21 budget is \$45 million. So you can see the millage, the
 22 13.77 mills, that is the number where I said it is \$675
 23 for the average house.
 24 For these two homes it is -- Village II
 25 home, their real estate taxes would be a total of about

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 2 Solebury takes on millions of dollars of debt to buy -- to
 3 purchase preserved land and that is what their
 4 constituents want. So it is not saying that it is evil or
 5 something, they feel that it is important to buy a bunch
 6 of land so it can't be developed and making what they are
 7 doing for it and it is not as straightforward as just you
 8 shouldn't owe money.
 9 Pension Funding. This has been something I
 10 have been promising for a while but we haven't done. For
 11 the last five years the Borough's practice of paying the
 12 suggested maximum annual contribution to the fund each
 13 year rather than the minimum. This is how boroughs get
 14 themselves in trouble.
 15 You can pay either \$140,000 or \$190,000
 16 into the pension plan. They give you a letter that says
 17 these are the two numbers. If you consistently only pay
 18 the 140, over -- eventually that minimum number starts to
 19 be 250. Okay. If you consistently pay the 190 number,
 20 the number stays 190. That is how it works, you have a
 21 range. We consistently pay the bigger number. Always in
 22 our budget. We budget for it and that is what we do.
 23 This Council has approved it every year for at least the
 24 last six years.
 25 The plan's annual funding which is roughly

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 2 \$3,700 of which 325 comes to the Borough if someone is
 3 living in a one bedroom in Village II.
 4 So I constantly think about folks like
 5 that. So that is who we have to make sure we have -- take
 6 care of and make sure that we don't price them out of the
 7 Borough. And that 325 is the number we can impact. The
 8 other numbers I feel are the ones that people really do
 9 need to figure out how to control frankly but -- because
 10 they dwarf this budget, if they are in the mood to control
 11 the taxes.
 12 Next Steps and Future. We will present a
 13 synopsis of first quarter 2022 budget performance which
 14 will look -- we won't give the long stage setting as to
 15 where the revenue comes, where the expenses goes. It will
 16 be more just the results of how we are performing against
 17 the budget, they will be pretty quick in the May work
 18 session or Council meeting. It depends on how tight the
 19 agenda is and we will provide a summary of our cash and
 20 capitol improvement balances.
 21 We have a lot -- we have a lot of money
 22 basically in our capitol reserve account and in our
 23 general fund account because this year of 2021 was a good
 24 year. We have been -- this Council has been focused like
 25 laser beams for the last three to four years that I know,

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1
2 and we are -- we have built up some capitol reserves and
3 you will get a summary of those provided to you in that
4 next update.

5 Then just to telegraph what we are looking
6 to do in 2022. Some of the things are the Finance
7 Committee -- we want to do a creation of a formal
8 investment policy because we do have all of this money
9 just sitting around. Right now we are getting virtually
10 no interest on it, like 0.4 percent -- .04 percent. It
11 is zero. Anybody knows trying to get any kind of return
12 with a savings account or a checking account you basically
13 -- it is almost impossible.

14 So we are going to actually create an
15 investment policy as to maybe some of that money could be
16 sequestered, money that we wouldn't need quite so quickly
17 where we might be able to get two or three percent on a
18 chunk of it so it will grow up some interest. Not all of
19 it because you do have to be liquid.

20 We also want to take a look at the 13.77
21 mills to determine if the allocations should be shifted.
22 Remember I said .08 is going to the general fund? If we
23 pay off that million 250 bond debt that we have which we
24 could do tomorrow by the way, we have enough money right
25 now, we can pay it off. If we did that, there are two

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1
2 MR. MAISEL: I think it was a great job
3 for the public to get that kind of a detail and an
4 overview of our -- I mean it is a reiteration of things
5 that we have gone through with Dan and the Finance
6 Committee but I think it really crystalizes the economics
7 and viability of this Borough but it also demonstrates a
8 lot of things.

9 I find it fascinating the amount of revenue
10 that comes from things, I don't know if anyone recognizes
11 the earned income tax, how important that is and then the
12 parking and that these things are -- there is a
13 vulnerability so we have to keep the downtown in a great
14 place where people want to come and unfortunately get
15 tickets but pay their -- the fees for parking and -- but
16 it all is a -- it is an amazing place and it works on the
17 basis of just the few items. And I think they were very
18 well shared with the public and hopefully everyone can
19 appreciate that detail.

20 PRESIDENT GERING: Thank you. All right.
21 Next -- your report is next.

22 MR. MAISEL: This will be quick. We
23 interviewed a candidate for HARB, a wonderful gentleman
24 from New York. He's moved to New Hope with a young family
25 and he is an architect, very experienced and he is -- we

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1
2 mills in the 13.77 -- there is two of those 13.77 mills
3 goes specifically to pay bond principal and interest.

4 So in theory if we didn't have any bond --
5 now out of my territory a little bit, but if we didn't
6 have any bond debt it wouldn't make much sense to have two
7 mills going out of our 13.77 towards -- to pay bond debt.
8 So it might be that maybe -- if it was up to me, we would
9 make it 11.77, lower the taxes until some future Council
10 decides to take on bond and then they would have to go out
11 and raise taxes in order for the -- to pay for the bonds.

12 Right now there is more than enough money
13 to pay for everything. I am telling you right now that.
14 So that 13.77 because -- again that is only about -- that
15 is only about four or five hundred thousand of our -- it
16 is not a huge chunk of our budget because of the earned
17 income tax and the parking and the parking violations, all
18 of these other things are bigger than our real estate
19 13.77. That is how well we are doing. Okay. So that
20 13.77 is going to be looked at this year.

21 And that I think concludes -- that is it.
22 That is all I have.

23 PRESIDENT GERING: Thank you very much.
24 Nice job, Dan.

25 Any questions from Council?

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1
2 spent about an hour and a half the other day with him,
3 with the Chairperson from HARB and we were blown away by
4 his enthusiasm and his knowledge base. And at the next
5 workshop we would like to work to approve his addition to
6 the HARB. So that will come up in a couple weeks.

7 PRESIDENT GERING: Thank you. Zoning
8 hasn't had a meeting so there is no report.

9 Peter, do you have report for the Planning
10 Commission?

11 MR. MEYER: Planning Commission report.
12 Well we met the 25th of January and we forwarded the RB-1
13 and RB-2 Ordinance that you just saw. We are working --
14 we were working on two other Ordinances, one is to protect
15 historic resources in the Borough that are outside of the
16 historic district.

17 In other words, buildings that have got
18 some historic significance, whether it is architectural or
19 because somebody lived there or something else like that
20 that may warrant preservation. But the issue there of
21 course is that we can't protect them if we don't know what
22 they are so eventually that will be coming from Council to
23 -- I mean from the Planning Commission to Council that we
24 need an inventory of that source.

25 And the other thing that we are trying to

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1
2 work on right now is an amendment to the Zoning Ordinance
3 to preserve retail space and activity in the central
4 commercial district which the central district -- which of
5 course fits a little bit nicely with Dan's last point
6 having to do with having to make this an attractive place,
7 trying to get people to move in so we can collect those
8 parking revenues.

9 Let's see. Outside of working on those
10 amendments, we started looking for what else we will do
11 this year which is pretty much heading into something that
12 is -- depending on which calendar you look at, either
13 overdue or due now and that is the revision of the
14 Borough's comprehensive plan.

15 Some say it should be revised every five
16 years, the State says every ten to fifteen, the Municipal
17 Planning Code says municipal comprehensive plans should be
18 reviewed every ten years. We are starting to work on
19 that. That is a multi-year process.

20 The last one actually the Borough
21 promulgated was in 2011 so we are a bit overdue on that.
22 That is why we want to get into that very heavily. And
23 that is -- I think that is basically the report.

24 It does turn out by the way if you don't
25 have a comprehensive plan under the Municipal Planning

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1 public meetings at this time.
2
3 My next three items relate to the garage.
4 First one is I am puzzled by the town's plan to build a
5 parking garage in the far Union Square lot. The reason I
6 have read is the town needs more parking space. The
7 construction of the garage at Union Square is a solution
8 in need of a problem in my view.

9 I walk through the entire parking lot
10 almost every single day and not only have I not seen a
11 single car in the far lot in months, I have seen very few
12 cars there even on summer weekends when visitors are at
13 peak. Visitors haven't been parking at that location when
14 our town is crowded, why would they park there when the
15 garage is built?

16 My understanding is that our town will be
17 the owner of the garage and libel for the cost and
18 construction and maintenance. If this is true, we
19 taxpayers will have to absorb the cost if revenue from
20 aggregate leases or single space fees fall short.

21 We can't assume that a lease to some hotel
22 or other aggregate user will safeguard us from that
23 potential liability. Any aggregate lessee will be a
24 limited liability entity which if it fails to meet its
25 obligation will be judgment approved.

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1 Code, you can miss out on certain state grant and other
2 revenues. So I think that it is very much in our interest
3 to do this. Thank you.

4 PRESIDENT GERING: Thank you.
5 Manager's report.

6 MR. GRAY: Yes. Thank you. The last few
7 weeks I have received some e-mails from the residents of
8 the Borough, questions and I would just like to read them
9 and make them part of the record.

10 My first one is a part-time resident of New
11 Hope and of Florida. I would like to know why no Zoom is
12 available. It would make sense and ease the burden on
13 part-timers and handicapped especially during this
14 stressful time. I look forward to hearing from you at the
15 next meeting. Martha Murphy, 176 North Main Street.

16 The Borough has Zoom access at this time
17 and it is available to the public. Please refer to the
18 Council agenda for Zoom instructions.

19 My next item is when will the New Hope
20 Borough Council purchase equipment, software and implement
21 the virtual meeting capability for Borough Council
22 meetings, HARB, Zoning and Planning Commission? Bill
23 Clapper, New Hope.

24 The Borough is considering all options for

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1 Who exactly is asking for the town to build
2 this garage? Who will benefit besides the contractors?
3 If spaces were in short supply even at peak demand
4 periods, people would be parking in the far lot. I am the
5 firsthand witness to the fact that they are not. So it is
6 not town taxpayers or visitors. I would welcome a
7 discussion on these questions. Sincerely Mitchell
8 Zuckerman.

9 I will read the additional two at this
10 time.

11 MS. FEDER: Pete, could you pull the
12 microphone closer.

13 MR. GRAY: Certainly. Both residents and I
14 request 2022 parking garage briefing including business
15 justification, garage cost, funding sources, operational
16 details, plus plan B if Union Square lease issues doesn't
17 pan out in court. New Hope Speaks residents suing Council
18 has a detailed request for 2021 efforts.

19 Request Council review plan B opportunity
20 and request Council meetings with residents. Residents
21 supported plan B offered by Joe Balderston. Joe's plan
22 achieves parking goals and a very cost effective solution.
23 The plan is well thought out. Maybe Parking Garage
24 Committee can conduct a meeting, review the plan B plans.
25

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2 Lastly, Council needs sunshine on the
3 parking garage evaluations. Look forward to sharing
4 Council plans for the 2022 projects. Respectfully, Ed
5 Duffy.

6 And my third question related to the
7 parking garage is please provide the report consolidating
8 the questions raised regarding the garage decision that
9 was promised following the open community meeting that was
10 held over four months ago.

11 Also please provide a date for the meeting
12 that was promised to address questions from the community.
13 Patty Hearst. Mr. Meyer?

14 MR. MEYER: All right. This -- I was
15 planning actually to bring a report from the parking
16 facilities committee and I have suggested to Council that
17 that is something we might want to add for a -- periodic
18 reports from the ad hoc committees, which this one is.

19 Let me try and answer these questions. The
20 answers all relate to one another. We have two large
21 establishments in town, the Logan Inn and Riverhouse that
22 both continue to do business because they have tentative
23 parking arrangements for their off-site parking. Emphasis
24 on the word tentative.

25 What if those tentative arrangements no

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2 explains those vacant parking spaces.

3 The business rationale is very, very simple
4 and that is the fact that we have parties that want to
5 lease from us. Now the question becomes how much are they
6 willing to pay for their leases and that remains to be
7 seen. The leases by the way will have to be determined
8 after we know exactly what the parking garage cost to
9 construct and cost to operate will be.

10 Cost details which someone asked for. Cost
11 details are going to depend on things like facade and
12 other features which will be reviewed with citizen input
13 at the next committee meeting that we hold as well as the
14 processes by which the leased spaces will be reserved for
15 lessees.

16 And let me clarify what I mean by that. We
17 could create a situation in the garage in which we have
18 sections which are completely blocked off for our lessees.
19 We also create -- that is one way of managing it. Another
20 way of managing it is so that when the lessees don't need
21 the parking spaces there they are all for other uses.
22 Obviously we would prefer the latter if we can get it.

23 All of these things involve changes in the
24 lease terms, changes in the price that the lease -- our
25 leases will bring in but also operating cost which is a

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2 longer provide for their needs? Do we want them to close
3 down? I might add they are a source of a not
4 insignificant amount of earned income tax.

5 The Playhouse wants to also include parking
6 with tickets when they sell to out of town attendees and
7 the Ghost House also needs more parking. Those are all
8 prospective lessees. They do not now park in the vacant
9 lot that may be observed. In addition to which let's
10 recognize that the visitors to New Hope when they are
11 coming into town are never directed in the direction of
12 that particular location.

13 We have not yet started to talk to the
14 Pennsylvania State Department of Transportation to alter
15 the language on its sign which currently reads to Toll
16 Bridge to New Jersey for those coming in on 202. That
17 sends them off onto 202. If they want to go to New Hope
18 they go down 179, Bridge Street, Ferry and into our maze
19 of people perusing for parking.

20 If they were to go around by way of 202,
21 they might actually go to those parking spaces that are
22 currently vacant but nobody knows that they are there. We
23 do not want to start negotiations with the -- with PennDOT
24 until we know exactly what it is that we may want from
25 them. So that remains to be seen but that partially

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2 part of the total cost of the garage.

3 So those -- the costs are still not
4 determined. I can talk about what the funding sources
5 are, they have already been identified. The parking
6 funding sources: we have state grants in which we have 1.7
7 million awaiting us when we are ready to ask for it and
8 they keep giving us our extensions and tell us how to
9 apply for the next one.

10 We have grant proposals that could increase
11 that 1.7 million which we should be hearing about later
12 this year. We have the lessees. And before we get the
13 money out of the lessees, we obviously will need the funds
14 for the construction and the construction loans would be
15 something that we would be negotiating in order to build
16 the garage. The construction loans will be structured so
17 that they are paid for by the lessees.

18 If we have to have the lessees bond us for
19 the amount of the lease over time or some other kind of
20 insurance or other kinds of provisions like that, that is
21 precisely what we will build in but the objective here is
22 unlike the 1.25 million that we have right now, this
23 additional debt that we will incur will be paid for
24 completely by the lessees. If it is not paid for
25 completely by the lessees, we do not build. This is a

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1
 2 point that we have made before and I am making it again.
 3 I am reporting something we have previously stated.
 4 The construction loan possibilities; we
 5 have two banks that have already said that they are
 6 interested in making loans to us for the construction.
 7 They would be a useful way of going forward. We also have
 8 an experience floating bonds and we will deal with the
 9 same entity that has helped us do bonds, we financed this
 10 bond quite recently and we will deal with them and the
 11 bank and see which banks -- and see what is most favorable
 12 in terms of what it is going to cost us in terms of debt
 13 service which is then going to determine something about
 14 the lease payments.
 15 We are definitely not counting on revenues
 16 from the visitors currently coming to New Hope that are
 17 not going to those lessees using the garage. There will
 18 be room for them but we are not going to count on that
 19 revenue because that is something that we can't be certain
 20 is going to be there. The other revenue we can be more
 21 certain about.
 22 The Borough does not anticipate operating
 23 the garage itself but rather with some sort of a
 24 contracting arrangement but if the contracting arrangement
 25 suggests that doing it ourselves is the most cost

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1
 2 effective, which I doubt, we will look at the possibility
 3 of staffing up to do that. I think for reasons that
 4 Mr. Dougherty has explained, we would rather not staff.
 5 Now let's see, you talk about the citizen
 6 proposed plan B which runs into a reason that we haven't
 7 been reporting out quite as much as we would have liked to
 8 have reported or quite as fast to have reported to the
 9 rest of the plans. That is we have discovered that the
 10 wetlands that are to the immediate north of the site that
 11 we picked are somewhat more extensive than we expected,
 12 this has required minor, we are talking about 20, 30 feet
 13 relocation of the parking garage itself is proposed.
 14 But that also means that there is much less
 15 land going up towards where public works is and in that
 16 direction that could in fact be used for surface level
 17 parking. And the plan B runs into the reality of those
 18 extensive wetlands that are significantly broader than we
 19 expected them to be.
 20 And finally to the consolidated set of
 21 questions that were raised at the first community meeting,
 22 that is what the next meeting will be about. We want to
 23 make sure that we have got answers and right now we don't
 24 have answers and if we don't have answers why hold a
 25 meeting?

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 2 From a slightly different point of view,
 3 every time we -- we are entitled to X number of public
 4 meetings with our consultants. One of the last things we
 5 want do is have a public meeting that doesn't accomplish
 6 anything that the consultants come to and then bill us for
 7 an additional public meeting. That does not seem like a
 8 constructive course of action.
 9 So that is basically what we are trying to
 10 do. We want to make sure that we have got real data and
 11 real alternatives for everyone to address at that next
 12 public meeting. We are still gathering data for this
 13 decision making. Gathering data is not something that --
 14 I guess you know, transparency is about showing what is
 15 being considered. We don't have the data to finish the
 16 considerations yet and that is where we are. Thank you.
 17 PRESIDENT GERING: Thank you.
 18 MR. GRAY: I have a few more. The next few
 19 are related to Zoom.
 20 When will the Borough implement the full
 21 two-way capabilities of Zoom? When will we purchase our
 22 own equipment and train staff and Council? Thank you in
 23 advance for having Council respond to this. Sharon
 24 Kaiser.
 25 Next question. Interactive Zoom meetings

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1
 2 are essential for the active participation of Borough
 3 constituents and should be implemented immediately. Why
 4 has there been a delay from well over a year? Patty
 5 Hearst.
 6 And also on the Zoom topic: I am unable to
 7 attend many meetings with my schedule. It would be
 8 helpful to -- for many of us if the Borough adopted a
 9 practice that works very well for the courts and other
 10 entities to utilize Zoom to allow input from the entire
 11 community. We all miss out on so many things going on
 12 around us which do affect our lives.
 13 You can have my affirmative vote of -- in
 14 favor of the Borough moving sooner than someday toward
 15 publicly offering a no secrets policy by sharing with this
 16 easy simple methodology of Zoom.
 17 For all three questions, at this time the
 18 Borough is considering all options related to Zoom and
 19 various equipment to formulate a solution.
 20 Several other questions. The Sunshine Act
 21 was amended in 2021 to provide that agency items must be
 22 sufficiently specific to inform those present. The HARB
 23 agenda from last night's meeting was a perfect example of
 24 what should be provided routinely. Please provide more
 25 background information for more enlightened community

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1
 2 input. This is from Patty Hearst.
 3 The Borough is required to make meeting
 4 agendas public prior to the public meetings. The
 5 Borough's agenda must be publicly posted on its website no
 6 later than 24 hours in advance of that time that the
 7 public meeting convenes. The agenda must contain a list
 8 of every matter that will or may be subject to
 9 deliberation or official action.
 10 The agenda must be posted at the place
 11 where the meeting is to take place and the Borough's
 12 principal office. And finally, the agenda must be made
 13 available to every individual in attendance at the
 14 meeting, a copy of the agenda.
 15 The next question is also from Patty
 16 Hearst. There does not appear to be any competition among
 17 garbage haulers in the Borough. Services have been
 18 reduced by one day for non-recycled items without a
 19 commensurate reduction in price. A-1 Haulers followed
 20 suit. Has Council considered putting out bids for the
 21 service? If not, please explain why not.
 22 My understanding is that there are at least
 23 four different haulers who collect trash in the Borough.
 24 I am not aware of this item being considered to be put out
 25 to bid but if there is consideration by Council we could

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1 Do we have any public comment?
 2
 3 MS. FEDER: Just a quick question. Since
 4 we had so many questions about the Zoom and everything, I
 5 am just wondering if folks who have been watching it, if
 6 they have any questions about what they have seen. We
 7 were planning on talking about this particular camera at
 8 the next workshop. Is that --
 9 PRESIDENT GERING: We will talk about it at
 10 workshop. We don't know what is coming through.
 11 MS. FEDER: I don't know, if you watched
 12 and had like an opinion on what you saw to submit those
 13 questions.
 14 MR. MEYER: Please.
 15 MS. FEDER: That would be great.
 16 PRESIDENT GERING: Thank you. All right.
 17 Any one here have an announcement?
 18 MAYOR KELLER: I have a question.
 19 PRESIDENT GERING: Yes.
 20 MAYOR KELLER: I wanted to ask Peter, I
 21 noticed the lights are on the posts on Bridge Street from
 22 Main Street heading west.
 23 MR. GRAY: Yes, lights were recently
 24 installed on the posts on Bridge Street. They are solar
 25 powered lights and they were recently installed I believe

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1 research this. This would be a considerable
 2 administrative task including -- if the Borough were to
 3 undertake this task.
 4
 5 MS.McHUGH: That is a workshop. That
 6 should go on a workshop.
 7 MR. GRAY: Finally I would just like to
 8 give a brief announcement, an update about the West
 9 Mechanic Street bridge. As an update for the West
 10 Mechanic Street bridge, we have been in contact with FEMA
 11 and PEMA regarding this matter. Yesterday we held a
 12 kick-off meeting with FEMA to start the process of having
 13 the bridge repaired.
 14 Earlier they indicated that labor and
 15 material shortages due to COVID forced them to prioritize
 16 repair projects across the state and the country. At this
 17 time we are gathering all of the necessary documentation
 18 to begin the process of construction. We anticipate work
 19 to begin in the near future. We also have a follow-up
 20 meeting with FEMA and PEMA scheduled for next week. And
 21 that is all I have. Thank you.
 22 PRESIDENT GERING: Do we have a Solicitor's
 23 report?
 24 MR. FENNINGHAM: No report.
 25 PRESIDENT GERING: Thank you.

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1 last week by the Public Works Department.
 2
 3 MAYOR KELLER: Is the plan to put ladder
 4 bars, you know what a ladder bar is?
 5 MR. GRAY: Yes.
 6 MAYOR KELLER: Are they going to go back on
 7 in the Spring for the Summer season so the Parks and Rec
 8 -- the girls put plants on there or was that not in the
 9 plans?
 10 MR. GRAY: We will check the plans to see
 11 what they called for and we will let you know.
 12 MAYOR KELLER: It helps beautify the bridge
 13 going right up the hill.
 14 PRESIDENT GERING: Any one else? All
 15 right. Can I have a motion to -- Mr. Duffy, I am sorry.
 16 MR DUFFY: It is okay. Thank you. Ed
 17 Duffy. Thank you for the presentations today.
 18 PRESIDENT GERING: Use the microphone.
 19 MR. DUFFY: And I thought financial plan
 20 that -- that was good and nothing but good news. That is
 21 cool.
 22 On the other hand, with the parking garage
 23 presentation I think you missed one red herring, the
 24 litigation that would give you access to the properties.
 25 Can you give an update on that without opening the kimono,

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1 the timing on things?
 2 MR. MEYER: The process is continuing. Let
 3 me point out to you, Ed, that one of the things that you
 4 are not correct about is we do have access to the
 5 properties. The issue is the terms of the access to the
 6 property, which is a slightly different situation and that
 7 is subject to -- I am not sure exactly what the timing is
 8 at this point, but let's put it this way, by continuing to
 9 deal with them our Solicitor -- our -- I don't know what
 10 to call our special counsel who is also now the Borough
 11 Solicitor. Our -- but anyway, our special counsel is
 12 continuing to deal with their counsel, that is ongoing
 13 consultation.
 14 There is ongoing discussion back and forth.
 15 There is potential progress. There has been a lot of
 16 information exchanged between both parties in terms of the
 17 disclosures and that is progressing.
 18 I can't give you an exact timing because I
 19 don't think we have an exact timing from the court in
 20 Doylestown because they were so incredibly backed up
 21 because of COVID.
 22 MR. DUFFY: Absolutely.
 23 MR. MEYER: So I can't give you a --
 24 MR. DUFFY: That is my concern too, how

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1 PRESIDENT GERING: Thank you. Any one --
 2 any other comments? All right. Here I thought I was
 3 going to -- okay. Come on up, Mr. Balderston.
 4 MR. BALDERSTON: Thank you. Joe
 5 Balderston. I live at 4565 Overlook Circle, Doylestown,
 6 Pennsylvania but I have a vested interest in this
 7 community for several locations of real estate and I do
 8 pay my taxes.
 9 Thank you for your explanation of where all
 10 of the money is coming from and where it is going and all
 11 of the other explanations that have been given tonight,
 12 Peter.
 13 I am just wondering if Council is giving
 14 any thought to looking at creating this parking area all
 15 on grade rather than building the parking garage. I have
 16 said this before. And I heard you mention that possibly
 17 relocating the parking garage, the proposed parking
 18 garage. Did I understand that correctly?
 19 MR. MEYER: Because of the very extensive
 20 nature of the wetlands and the requirements for wetland
 21 buffer we had to move our garage originally thought of
 22 location, the one that was actually illustrated in the
 23 materials that got shown in our first big public meeting,
 24 we had to move it I think about 20 feet south. That is

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1 they get to the event.
 2 MR MEYER: It may very well be that that
 3 could push us towards some sort of non-court based
 4 solution but I don't know whether that will be coming down
 5 the pike either. There is a possibility of some sort of
 6 settlement or mediation. That is always there in any
 7 lawsuit. All right. I don't know whether that will
 8 happen. We will see.
 9 MR. DUFFY: Okay. Just the only thing that
 10 people, people in terms of residents want, is to be
 11 updated. All you can say is nothing has changed. What I
 12 said before still applies or there was a few changes.
 13 MR. MEYER: Well that is why --
 14 MR. DUFFY: The absence of nothing really
 15 hurts you.
 16 MR. MEYER: Understood fully. That is why
 17 I am suggesting that we have this kind of an ad hoc
 18 committee report more regularly at Council meetings. It
 19 is simply something that we hadn't thought to put in but
 20 we can certainly do. This is something I have suggested
 21 to my President. That is all I can do.
 22 MR. DUFFY: When you start getting some
 23 numbers there too, that would be very interesting. Thank
 24 you. Great job tonight.

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1 the total relocation. Okay?
 2 MR. BALDERSTON: Okay.
 3 MR. MEYER: That is what is happening so
 4 that there will be -- that is basically the only thing
 5 that has happened with regard to that. We discovered that
 6 the wetlands extend much further both to the -- both
 7 sides, south and towards where the garage will be and
 8 further east towards where the road that goes up towards
 9 the public works is.
 10 MR. BALDERSTON: How was that discovery
 11 made?
 12 MR. MEYER: One of the things that our
 13 engineers did when they realized that there were wetlands
 14 there, in order to be able to estimate the cost of the
 15 construction which could involve having to -- would
 16 involve having to put pillions down into the ground, they
 17 said wait a minute we need to include in the work that we
 18 do a full survey of the wetlands, which is what they did.
 19 I don't know what -- whether that is a
 20 separate product we might be able to ask them for because
 21 it is independent of the actual garage construction
 22 itself. But that has been done and that is what I was
 23 referring to when I was talking about the inadequacies of
 24 looking at a plan B kind of thing partially because of how

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2 narrow anything that might go further north might be and
3 how much further north it would end up going which would
4 end up being totally useless from a point of view of the
5 valets if they have got effectively a one-way traffic vein
6 and very, very little parking up that way. That is part
7 of the problem that we were looking at.

8 MR. BALDERSTON: I travel that area quite
9 frequently and there is an area there that I have never
10 seen water in that I think that that is being referred to
11 wetlands and I don't understand why that is being referred
12 to as wetlands. I don't know who is the expert that could
13 explain that to me.

14 This is why I physically would like to have
15 everybody meet and discuss there on-site and really get
16 the feeling for it.

17 PRESIDENT GERING: Joe, I will chime in, if
18 you don't mind. When we do the next public meeting they
19 will be there with all of the drawings and all of the
20 details and I think that will give you a better, you know
21 mindset as to where everything is and what you're talking
22 about. Because I think when we have the next meeting,
23 public meeting --

24 MR. BALDERSTON: The next public meeting is
25 --

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2 PRESIDENT GERING: It is the agenda.

3 MR. BALDERSTON: It is on on the back page
4 of what I am reading. You know how I feel about the
5 public comment and public participation. I think we
6 should go back to that public participation. Thank you
7 for recognizing it.

8 PRESIDENT GERING: Yes. Thank you. Yes,
9 Frank.

10 MR. DeLUCA: First of all I want to thank
11 Mr. Gray there for following up on the West Mechanic
12 Street.

13 I noticed that you read a lot of e-mails
14 you received, all of them except one and that was turned
15 over to the Mayor. I am not sure why but I am not sure if
16 I got a straight answer or not to be quite frank.

17 Is there going to be press releases on a
18 weekly basis or not? I still don't know what the answer
19 to my request on the e-mail was. I don't see them. I
20 think the public needs to know. We need to be more
21 transparent. The public needs to know where the crime is
22 happening and what should we watch out for.

23 It is just -- we need to know. And by not
24 having those press releases like we did, you know how
25 people find out what happens in town. That is -- I don't

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2 PRESIDENT GERING: Not for Council, the
3 next public meeting with the garage.

4 MR. BALDERSTON: Just for the parking
5 garage?

6 PRESIDENT GERING: Right.

7 MR. BALDERSTON: Thank you. All right.
8 Thank you.

9 Just one other quick thing, I was looking
10 at the sheet that you passed out, that said public
11 participation information. I got very disappointed as I
12 read down through this, the only place that public
13 participation information is mentioned is at the top but
14 yet as you read through it it says public comment, public
15 comment in five different locations.

16 If it is public participation, why doesn't
17 that say public participation instead of public comment?
18 You know how I feel about this. But I found that kind of
19 interesting. It is a little contradictory I think.

20 MS. McHUGH: I don't know what you're
21 looking at.

22 PRESIDENT GERING: I don't know what you're
23 looking at either.

24 MR. BALDERSTON: This was attached to the
25 New Hope Borough February 15th, 2022 --

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2 think I got an answer.

3 MAYOR KELLER: Should I repeat them?

4 PRESIDENT GERING: I was going to say that.
5 Larry, can you do that, please.

6 MAYOR KELLER: Do you want me to repeat
7 what I said earlier?

8 MR. DeLUCA: You don't have to repeat it
9 but you can be a little more clear, is there or is there
10 not going to be press releases on a weekly basis?

11 MAYOR KELLER: Crime Watch New Hope.

12 MR. DeLUCA: Press releases were in the
13 paper for years. I used to write them from 1981 until
14 whenever you think -- until I stopped. I still don't know
15 whether it is either a yes or no, will it be in the papers
16 or not?

17 MAYOR KELLER: No, not in the paper.

18 PRESIDENT GERING: All right. Any other
19 public comments?

20 Can I have a motion to adjourn?

21 MS. RETTIG: I make that motion.

22 MR. MAISEL: Second.

23 - - -

24 (The proceedings were concluded.)

25 - - -

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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

Karen W. Browndorf, RPR
Official Court Reporter

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