

**NEW HOPE BOROUGH COUNCIL
182 WEST BRIDGE STREET
REGULAR MEETING
MINUTES
MAY 13, 2009**

PRESENT: Sharyn Keiser, Ed Duffy, Geri Delevich, Claire Shaw, Richard Hirschfield, Randy Flager, Rey Velasco, Mayor Larry Keller, Borough Manager John Burke, and Borough Solicitor T. J. Walsh.

ABSENT:

MAYOR'S REPORT

Mayor Keller asked for consideration of authorizing the Chief of Police to hire David Kasprzyk as a part-time police officer at an hourly rate of \$18.00 per hour.

Randy Flager moved to approve the hiring, and Ed Duffy seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously.

Mayor Keller announced the street closing plan for the New Hope Celebrates parade on Saturday, May 16th. **John Burke** stated that this information is also available on the Borough web site.

COUNCIL PRESIDENT'S REPORT

Sharyn Keiser announced that there was no Executive Session before tonight's regular meeting.

Sharyn Keiser asked for consideration of awarding the Municipal & Community Center contracts to the lowest responsible bidders, Premier Builders for construction at \$1,366,087, and S & H Landscaping for site improvements at \$118,336, including alternate bids GC1, GC2, GC3, GC11, GC14 and GC15, noting that GC15 is a credit in the amount of \$8,130.

Claire Shaw moved to award the Municipal & Community Center contracts to Premier Builders at \$1,366,087 and S & H Landscaping at \$118,336, including alternate bids GC1, GC2, GC3, GC11, GC14 and GC15, noting that GC15 is a credit in the amount of \$8,130. Geri Delevich seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously.

Sharyn Keiser asked for consideration of approving a Certificate of Appropriateness, as recommended by HARB, for 111 New Street.

Ed Duffy moved to approve the Certificate of Appropriateness as recommended by HARB, and **Claire Shaw** seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously.

Ed Duffy stated that HARB would be pleased to see that its recommendations have been approved.

Sharyn Keiser announced that the architects, Brian Sailor and Joe Phillips, from George Donovan and Associates are present to answer questions.

Brian Sailor stated that there is a fourteen-day contract award period with the first pre-construction meeting scheduled on or around the 28th of May. After the notice to proceed, the administration building construction time is scheduled for 180 calendar days with a finishing date of November 23, 2009. The police construction is scheduled for 300 calendar days with a finishing date of February 23, 2010. As far as penalties, liquidated damages are \$300.00 per day for all days over the contract time line. Construction on both buildings will begin at the same time.

Claire Shaw asked if the three hundred dollars is arbitrary.

Joe Phillips answered the amount is typical for a project of this size.

T. J. Walsh asked if the schedules include the site work.

Joe Phillips answered yes.

Sharyn Keiser introduced Scott Shearer of Public Finance Management, who was present to discuss the financing options for the Municipal & Community Center Project.

Scott Shearer stated that the municipal borrowing market is good right now. **Mr. Shearer** stated that he recently requested financing proposals. Six banks did not respond, five declined to bid, and two responded with proposals. First National Bank of Newtown proposed a fixed rate of 3.4% for 5 years or 4.2% for 10 years and after that it would convert into a variable mode that would be 90% of prime with a ceiling of 8%. First Savings Bank of Perkasi submitted a fixed rate of 4.91% for 10 years that would reset at prime plus 1.50%. These were not the best proposals. **Mr. Shearer** stated that another option is a bond pool loan from the Delaware Valley Regional Finance Authority. This loan option can be a variable rate or a fixed rate. The fixed rate is 4.1% but the rate could change by June 10th, when it would be locked in. The recommendation would be to look closely at the Del Valley Regional Finance Authority loan proposal.

Sharyn Keiser stated that she preferred the fixed rate of 4.1%. The Borough should consider borrowing more than \$1.5 million, possibly \$1.7 million.

Scott Shearer stated that the key is to leave as much flexibility as possible to see where the market is at next year.

Scott Shearer stated that the loan from Delaware Valley at \$1.5 million features a pool origination fee at \$4.00 per thousand resulting in a charge of \$6,000. Estimated legal fees are \$15,000. For the financial advisor, the estimated fee is \$13,000, and for a rating from one of the three major rating agencies, the cost is about \$5,000.

Scott Shearer recommended that the Borough might want to borrow a total of \$1,740,000.00 to cover the project and the additional legal, financial, insurance, and loan charges.

John Burke asked if debt service payments would remain, as previously estimated, at three mills.

Scott Shearer answered that the first payment could be deferred for up to about a year and the whole package could be structured within that range.

John Burke asked about bond council costs.

Scott Shearer answered that the pool has counsel fees already included in the loan costs. Of course, these firms work for the Authority.

Sharyn Keiser asked for a motion.

Randy Flager moved to proceed with the Delaware Valley Regional Finance Authority loan proposal for the 4.1% fixed loan in the amount of \$1,740,000.00 depending on what the rates are in effect June 10th and **Claire Shaw** seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously.

Sharyn Keiser asked for a motion to approve the consent agenda, as follows.

- A. Consideration of approving payment of accounts payable for May 13, 2009, in the amount of \$197,259.18; of payroll for April 8, 2009, in the amount of \$57,635.73; of payroll for April 22, 2009, in the amount of \$55,757.00; and of payroll for May 6, 2009 in the amount of \$58,750.11.
- B. Consideration of approving the minutes of Borough Council's public meeting of April 1, 2009.
- C. Consideration of appointing Mr. James Ludovici to the Revitalization Committee, for a term to expire on December 31, 2009.
- D. Consideration of adopting **Resolution No. 2009-06R**, appointing a delegate and alternate to the Bucks County Tax Collection Committee.
- E. Consideration of approving issuance of a Certificate of Appropriateness, as recommended by HARB, for:
 - (1) 34-38 West Mechanic Street, by Paul Michael, for installation of landscaping and fence; and
 - (2) 43 North Mechanic Street, by Matt Beck, for sign installation and exterior painting.

Rey Velasco moved to approve the consent agenda, and **Geri Delevich** seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously, with the exception of item B, where Richard Hirschfield and Randall Flager abstained because they were both absent from the April 1st Council meeting.

PARK AND RECREATION BOARD AND REVITALIZATION COMMITTEE REPORTS

Claire Shaw moved to approve an agreement with Ms. Susan Pierson for the services of a Farmers' Market Manager in 2009, and Randy Flager seconded.

Sharyn Keiser asked for comment by Council and the public.

The motion was approved unanimously.

Claire Shaw announced that the Annual New Hope Golf Outing has been moved to Monday, September 21, 2009.

MANAGER'S AND SOLICITOR'S REPORTS

John Burke announced that the Borough has received from the Intelligencer a proof of publication dated, May 5, 2009, advertising the public hearing for **Ordinance No. 2009-03**, which amends the Vehicles and Traffic chapter of the Code of Ordinances. The amendments are as follows.

- 1.** The ordinance changes the posted speed limits on Bridge Street to coincide with the limits established by a recent safe speed limit study by PaDOT.
- 2.** The ordinance prohibits right turns on red at the intersection of Sugan and Bridge for traffic facing north on Sugan and for traffic facing east and west on Bridge, all in accordance with the PaDOT traffic signal permit issued for this intersection.
- 3.** The ordinance also amends Borough parking regulations to require that parking permits are displayed in such a manner that the parking permit expiration time is clearly visible to the parking enforcement officer, and if it is not, there will be a fine of \$10.00.

4. The ordinance allows the Police Department to enforce motor vehicle parking restrictions at certain private parking lots in the Borough that are open to the public for a charge.

Ed Duffy moved to approve Ordinance #2009-03, and Claire Shaw seconded.

Sharyn Keiser asked for comment by Council and the public.

Geri Delevich recommended that the new fine imposed for not properly displaying a parking permit be published in the newsletter.

The motion was adopted unanimously.

LAND USE AND HISTORIC PRESERVATION REPORT

Ed Duffy announced the next item on the agenda is a discussion of Zoning Hearing Board Appeal no. 332, submitted by Jason Glazier, for 32 South Main Street.

Jason Glazier stated that the application is for a person who wants to put in a juice bar.

Council decided to allow this matter to proceed to the Zoning Hearing Board without opposition.

Ed Duffy announced that the next item on the agenda is a discussion of another Zoning Hearing Board Appeal, no. 333, submitted by Demaris Foote for 54 North Main Street.

Sharyn Keiser stated that this matter would be best handled by the Zoning Hearing Board and recommended that Council take no position with respect to the application.

Ralph Fey, the architect for the applicant, announced that he would be available for questions and answers in the hallway.

Council decided to allow this matter to proceed to the Zoning Hearing Board without opposition.

COMMUNITY AFFAIRS REPORT

Rey Velasco announced the monthly Visitors' Center Report.

	<u>2009</u>	<u>2008</u>
Visitors	2488	2280
Incoming Calls	347	316
Brochures	15	19
Sales	\$229.85	\$270.85
Donations	\$313.63	\$338.49

Geri Delevich reminded the public of the New Hope Celebrates events taking place the weekend of May 14, 15, and 16th.

Richard Hirschfield announced that the Trenton Times recently published a favorable review of the New Hope Arts sculpture show and the sculpture located throughout New Hope.

Geri Delevich announced a Zumba Fundraiser Event for the fire company would take place at the firehouse on May 14th.

Sharyn Keiser announced that a fundraiser to benefit New Hope Arts would take place May 31, 2009 at Hamilton's Grill Room in Lambertville.

Sharyn Keiser announced the F.A.C.T. Benefit on May 30th, 2009.

OTHER BUSINESS

Ed Duffy announced his 67th birthday on May 31, 2009.

Geri Delevich thanked Ed Duffy for following up with the bridge work on Bridge Street resulting in a promise from PennDOT to paint the galvanized metal guard rails Bucks County barn red.

Rey Velasco complimented the new Chief who was seen working hard over the weekend with the other officers.

PUBLIC COMMENT

Friends of the Library urged the community to check out the Acme Movie House in Lambertville and encouraged everyone to sign up.

Steve Stahl stated that Kelly McGillis cancelled her appearance at this year's New Hope Celebrates event and commented on a local video production.

ADJOURNMENT