

**BOROUGH OF FOUNTAIN HILL  
COUNCIL WORK SESSION MINUTES  
February 15, 2017  
7:00 P.M.**

Council members present were: Mr. Rapp, Ms. Halleman, Ms. Jordan, Mr. Trotter, Jr., Mr. Trabel, and Ms. Gifford. Mr. Blatt and Mayor Rosado were absent. Also in attendance was Bethany Sebesta, Albert Rohrbach, Jason Quarry, and visitors.

- I. Council President Rapp asked that Boy Scouts, Ben & Steven, lead the pledge to the flag.
  
- II. Council review of items for the Regular Meeting Agenda:
  1. Minutes of January 18, 2017 Work Session Meeting – DRAFT (Please submit revisions in writing to Ms. Sebesta)
  
  2. Minutes of February 6, 2017 Regular Meeting – DRAFT (Please submit revisions in writing to Ms. Sebesta)
  
- III. Presentation(s):
  - Mike Mayrosh, Architect for Public Works Garage Project
  - Bryan Ritter, JENA Engineering, Engineer for Public Works Garage Project

Mr. Mike Mayrosh, Architect for the Public Works Garage renovation passed out copies of the project budget to members of Council. Mr. Mayrosh explained that he has been working on this project in some capacity since April 2012. The overview of the project consists of adding an addition on to the existing building, renovating the existing offices, constructing a new salt shed, purchasing new gas pumps and generator. Mr. Mayrosh provided Council with the specifications of the new garage and explained that the total estimated cost of the project is \$693,985.00, which includes a 6% contingency cost. Mr. Mayrosh explained that his drawings would be complete and ready to go out for bid this Friday, February 17<sup>th</sup>, 2017. Mr. Mayrosh reviewed the full details and specifications of his drawings and explained to Council that he is attempting to retain the historical aspects of the existing building because this building has been in Fountain Hill since the turn of the century. Mr. Mayrosh also stated that although it is a difficult site to construct on due to sloping, all of the designs meet environmental codes. Council President Rapp then asked Council if they had any questions for Mr. Mayrosh or Mr. Ritter.

Councilman Trabel asked for clarification on where the addition would be located and how much of the existing roof would be replaced due to leaking. Mr. Mayrosh explained that the roof would be repaired in areas where it had previously leaked and that the new construction includes designs to prevent further leaking.

Councilwoman Gifford asked Mr. Quarry how he felt about the project designs and if he believed they met his needs. Mr. Quarry answered that he is satisfied with the plans and does not see any additional items needed in the foreseeable future.

Mr. Mayrosh stated that any items that require a “plug in,” for example a refrigerator, are not included in the bid price and would need to be purchased separately by the Borough. Mr. Ritter then stated that the new salt shed was being built to MS-4 requirements.

Council President Rapp inquired about the necessity of closing Hill Street Alley during construction. Mr. Mayrosh stated that it would most likely be necessary during the construction period, but not after. Council President Rapp agreed that Council had no intentions of permanently closing the Hill Street Alley at this time.

Councilwoman Halleman asked Mr. Mayrosh if the new gas pumps would be enclosed. Mr. Mayrosh stated that they would be enclosed by a concrete box. Councilwoman

Halleman then asked if there would be any signage out front to which Mr. Quarry answered that he didn't feel it was necessary to include in the bid pricing and that he would take care of signage after construction was completed.

Councilman Trabel asked Mr. Mayrosh what type of heaters would be installed in the garages. Mr. Mayrosh explained that the most efficient type of heaters to use are gas pump heaters due to the large garage doors constantly opening and closing.

Councilman Trotter asked Mr. Mayrosh that due to the difficulty of the site location, did he believe that construction would take longer than the anticipated timeline. Mr. Mayrosh explained that he designed the project in phases that can be completed in conjunction with one another to save time. Council President stated that the timeline for the project was April 2017 – December 2017. Mr. Mayrosh then stated that he included 8 months of construction time, which he believes is acceptable. Council President Rapp saw no further questions from Council and opened the floor to public comment.

Mr. Ted Haven of 846 Tombler St. stated that he does not foresee any parking issues and was happy to hear that the Hill Street Alley would not be closed permanently. Mr. Haven then asked Mr. Quarry if he believed there was an issue with driving large equipment through Hill Street from Tombler St. due to the road width. Mr. Quarry stated he did not have any issues.

Ms. Joann Reed of 833 N. Clewell St. stated she did not believe the current gas pumps were safe and inquired on how the new gas pumps could replace those since they seemed much smaller. Mr. Mayrosh answered that the new gas pumps were configured differently and that they were indeed much smaller. Ms. Reed then asked if the front of the new building would match the current building. Mr. Quarry answered that was the intention, but if once construction was complete the façade did not appear to match there was an option in the bid to paint the front of the building.

Ms. Dorothy Klemka of 861 N. Clewell St. asked how the side of the building facing Hill Street would be finished. Mr. Mayrosh stated that although the side of the building is finished in concrete, it was still decorative and aesthetically pleasing.

Mr. Tom McGouldrick of 1135 Wiley St. clarified that Council was not intending on permanently closing Hill Street. Council President Rapp answered that was not the intention at this present time.

Council President Rapp seeing no further questions from the public, asked for a motion to put Mr. Mayrosh's plans out to bid on Tuesday, February 21, 2017. Councilman Trotter made the motion to put the plans to bid. Councilwoman Gifford seconded the motion, and it was passed unanimously.

II. Resolutions: none

III. Ordinances: Council President Rapp introduced Ordinance #834 regarding Warren St. special purpose parking. Council President Rapp asked Mr. Quarry if the ordinance, as written, satisfied his requirements. Mr. Quarry stated that he required only the west side to be marked at 500' extending south and the east side can be removed. The east side was removed from the ordinance and a public hearing will be held on March 6, 2017.

First Reading

ORDINANCE NO. 834

**BOROUGH OF FOUNTAIN HILL  
LEHIGH COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF FOUNTAIN HILL, CHAPTER 15, PART 3, PROHIBITING PARKING AT VARIOUS TIMES, AMENDING SCHEDULE 2 (B)(7), AUTHORIZING THE INSTALLATION OF SPECIAL PURPOSE PARKING SIGNS ON WARREN STREET

BE IT ORDAINED by the Borough Council of the Borough of Fountain Hill, Lehigh County, Commonwealth of Pennsylvania, that Chapter 15, Part 3, shall be amended as follows:

- Chapter 15, Part 3, Schedule 2(B)(7), Special purpose parking signs are hereby erected at the following locations:

<del>Warren Street</del>	<del>East side, beginning at the</del>	<del>No Parking, Stopping or</del>
	<del>Intersection of Moravia Street</del>	<del>Standing November 1</del>
	<del>and extending 265' south</del>	<del>March 31</del>

Warren Street	West side, beginning at the	No Parking, Stopping or
	Intersection of Moravia Street	Standing November 1 –
	and extending 500' south	March 31

GENERAL REPEALER

All Ordinances or parts of ordinances, and all resolutions or part of resolutions, inconsistent herewith shall be and are herewith repealed.

3. **SEVERABILITY.** It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. Borough Council hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it has advance knowledge that any part would be declared invalid.

4. **PROCEDURAL DEFECTS IN ENACTMENT.** Any procedural challenge shall be filed in accordance with applicable law.

5. **ENACTMENT.** Under Authority of Law, Borough Council of Fountain Hill hereby enacts and ordains into an Ordinance the attached documents this date of March 6, 2017. The provisions of this Ordinance shall become effective immediately from the date of passage of this Ordinance.

Date of Borough Council Public Hearing: March 6, 2017

VI. Discussion Items: none

VII. Council Action: none

VIII. Executive Session: none

IX. Adjourn

President Rapp asked for a motion to adjourn. Councilwoman Gifford made the motion, Councilwoman Jordan seconded the motion, and it was passed unanimously.

Council adjourned at 8:04pm.

\*\*\*\*\*

**BOROUGH OF FOUNTAIN HILL  
LEHIGH COUNTY, PENNSYLVANIA**

By: \_\_\_\_\_  
Lawrence E. Rapp, President of Council

**ATTEST:**

By: \_\_\_\_\_  
Bethany Sebesta, Assistant to the Executive Administrator