

The Regular Meeting of Souderton Borough Council, held on Monday, June 5, 2017, was called to order by Borough Council President Brian K. Goshow at 7:00 p.m. Members of Borough Council present at the regular meeting included the following:

President Brian K. Goshow	Councillor Kevin Souder
Vice-President D. Jeffrey Gross	Mayor John R. Reynolds
Councillor Ned D. Leight	E. Shane Myers, Junior Councillor
Councillor Richard L. Godshall	
Councillor Daniel Yocum	Borough Solicitor Robert G. Bricker
Councillor Daniel W. Houser	Borough Manager P. Michael Coll
Councillor Tracy W. Burke	Police Chief James P. Leary
Councillor Richard Halbom	Public Works Director Steven Coll

The Invocation was given by Mayor John R. Reynolds, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the May 1, 2017 Regular Borough Council Meeting and May 15, 2017 Work Session. A motion was made by Councillor Jeffrey Gross, seconded by Councillor Daniel Houser, to approve the minutes of the May 1, 2017 Regular Borough Council Meeting and May 15, 2017 Work Session as presented. The motion was approved.

President Brian Goshow noted that he received a report from the Pennsylvania Department of Labor and Industry concerning an audit of the Code Enforcement Officer. He will discuss the recommendations and observations directly with our Code Enforcement Officer.

President Brian Goshow recognized Marcus Rosenberger of the Concert Sundaes Committee who requested time to make a presentation to Borough Council. Marcus Rosenberger has been affiliated with Concert Sundaes from its inception, which began with the Souderton-Telford Rotary Club constructing the Band Shell as part of the Borough's Centennial celebration in 1987. For the past thirty years Concert Sundaes has carried the summer tradition of hosting summer concert series in the Souderton Community Park. Univest Corporation has been a major sponsor of the summer concerts over the past thirty years. Marcus Rosenberger expressed appreciation to Souderton Borough Council for expending the necessary funds and resources to maintain the Community Park and Band Shell. He also expressed appreciation to Police Chief Jim Leary and the Souderton Police Department for their assistance and support. Marcus Rosenberger reviewed the 2017 summer concert schedule, noting the fireworks display scheduled for June 25th. He further noted the efforts of Councillor Richard Godshall in fundraising for this annual event.

Mayor John Reynolds noted that one year ago Souderton Borough Council celebrated the 100th birthday of former resident and Borough employee Clarence Moyer. Clarence Moyer is in the audience this evening and will soon be celebrating his 101st birthday.

Police Chief James Leary commented that he will distribute his monthly statistical and narrative reports at the coming work session. Preparations are being finalized for the annual fireworks display in conjunction with Concert Sundaes on Sunday, June 25, 2017. Fund raising is nearly complete for this event.

The Borough Solicitor's report for the month of May, 2017 was distributed to Borough Council. The Borough Solicitor had several conversations and meetings with the Borough Manager concerning the lease agreement for the Souderton Train Station. The Borough Solicitor had several conversations with the Borough Manager regarding the high school redevelopment project and the Broad Theater.

Borough Manager Michael Coll reported that the regular meeting of Souderton Borough for the month of July will be held on Monday, July 10, 2017. There will only be one work session in July scheduled for Monday, July 17, 2017. The only agenda item for the June meeting is authorization to execute a lease agreement with Boardroom Spirits for the Souderton Train Station. FASE Restaurants will continue to be the daily operator and management team for the restaurant; however, the lease must be in the name of Boardroom Spirits for the purpose of liquor licensing. Boardroom Spirits is based in Lansdale and is a producer and retailer of craft spirits. They also have the ability to supply and sell craft beers and craft wines. They will have a management and operations agreement with FASE Restaurants to run the restaurant. Boardroom Spirits will bring in a consulting team to develop plans for the interior fit out of the building, which will need to be incorporated by exhibit in the lease agreement as required by SEPTA, who will also be a party to the lease agreement.

Councillor Daniel Yocum distributed copies of the Souderton-Telford Historical Newsletter for the month of May, 2017. This month's newsletter features and outbreak of robberies among the downtown businesses. Next month the newsletter will reveal the masterminds behind the scheme of robberies.

Councillor Daniel Houser commented that Third Fridays events are up and running. He noted that representatives of "Play It Out" escape room participated in Third Fridays and they will soon be coming to 117 E. Broad Street in Souderton. It was great to see their openness and willingness to come out and support our local business community. The Grace Community Fair will be held in June with proceeds to go to Keystone, Indian Valley Public Library and the Telford Fire Company.

Consideration was given to paying the bills for the month of May, 2017.

GENERAL FUND

North Penn Water Authority	\$32.06	PPL Electric Utilities	\$1,453.03
21 st Century Media	152.63	PPL Electric Utilities	85.07
Bearings & Drives Solutions	43.00	Richter Drafting Office Supply	991.81
Bergey's, Inc.	373.42	Shelly Enterprises- USLBM, LLC	46.86
Boucher & James, Inc.	6,894.45	Styer Associates	1,400.00
Bow Wow Waste Products	136.00	Suburban Propane	538.56
C & S Lawn & Landscape	2,100.00	Sudz in a Bucket	121.00
Clemens Uniform Rental	129.76	The Partnership TMA	355.00
Comcast Cable	353.45	Towamencin Township	500.00
Cope's Garage, Inc	391.16	Trumbauers Lawn & Rec, Inc.	94.61
Country-Fair Cleaners	206.70	Univest VISA	1,359.16
CPR Heart Starters, Inc.	406.00	Univest VISA	221.98
D. L. Beardsley, Ltd.	149.85	Unum Insurance Company	928.92
Davidheisers, Inc.	60.00	Verizon	70.16
Delta Dental	1,307.10	Verizon Wireless	263.65
Detlan Equipment, Inc	13.93	Clemens Uniform Rental	142.09
Eagles Peak Spring Water, Inc.	36.40	Cope's Garage, Inc.	1,170.17
George Allen Portable Toilets	150.00	Eagles Peak Spring water	19.15
Georges Tool Rental	619.25	Fire Protection Services, LLC	220.00
Home Depot	359.91	Freedom Systems Corp	843.75
Indian Creek Foundation	441.00	George Allen Portable Toilets	475.00
J. P. Mascaro & Sons	36,272.40	Home Depot	21.83
K. J. Door Services, Inc.	1,162.00	Indian Creek Foundation	441.00
Landis Block & Nycecrete Co.	49.95	Jeffrey C. Lukens	47.86
Lansdale Police Department	7,800.00	Keystone Health Plan East	34,862.37
Lawson Products, Inc.	277.32	Lane-King of Prussia	1,702.00
Metlife	5,776.38	Metlife	2,874.88
Montg County Special Weapons	2,500.00	Moyer Indoor/Outdoor	1,755.11
NAPA Auto Parts	64.51	Nationwide Trust Company	910.40
Nationwide Trust Company	1,779.26	North American Benefits Company	1,049.82
Netcarrier Telecom, Inc.	344.60	North Penn Water Authority	56.93
Nyco Corporation	37.12	PECO Energy	133.01
Old Dominion Brush	970.22	Richter Drafting Office Supply	100.74

PA State Assoc of Boroughs	150.00	Shelly Enterprises- USLBM, LLC	63.12
PA State Assoc of Boroughs	\$150.00	Souderton-Telford Main Streets	\$5,937.50
PECO Energy	101.04	TRM-Telford Recycling Materials	70.00
Pendergast Safety Equipment Co	84.13	Univest VISA	294.00
PA One Call System	83.64	Youngs	41.30
Petty Cash Fund	133.33	Total General Fund	\$133,753.81

SEWER FUND

EPWPCOA, Inc.	\$60.00	Scott A. Seifert	\$660.00
North Penn Water Authority	120.11	Suburban Water Testing Labs	1,619.15
Postmaster, Lansdale	906.00	TRM-Telford Recycling Materials	770.00
Blooming Glen Quarry	140.00	Unum Insurance Company	239.54
Carquest	13.17	Verizon	69.11
Clemens Uniform Rental	149.73	All Industrial Safety Products	93.86
Comcast Cable	84.90	Cintas First Aid & Safety	114.93
Coyne Chemical	3,529.60	Clemens Septic Services	250.00
D. L. Beardsley, Ltd.	190.15	Clemens Uniform Rental	81.90
Delta Dental	321.47	Coyne Chemical	6,402.29
Essex Service Corporation	1,358.20	Essex Service Corporation	1,330.02
H & K Materials	133.95	EVOQUA Water Technologies	5,221.66
Hach Company	174.18	Farm Bureau Garage, Inc.	261.23
Highway Materials, Inc.	1,633.94	Fisher Scientific	224.80
Irvin G. Tyson & Son, Inc.	1,650.00	Irvin G. Tyson & Son, Inc.	188.00
J. P. Mascaro & Sons	480.00	Jesse Baro, Inc.	2,139.50
Jesse Baro, Inc.	2,424.62	Keystone Health Plan East	7,872.78
JMK Associates	58.50	Markey Paper & Packaging, Inc.	22.14
Keith H. Koehler	200.00	Metlife	46.14
Landis Block & Nycecrete Co	111.60	Moyer Indoor/Outdoor	152.97
Markey Paper & Packaging, Inc.	88.48	North American Benefits Company	255.86
Mary M. Koehler	267.04	North Penn Water Authority	146.85
Metlife	92.28	PA DEP	1,250.00
Netcarrier Telecom, Inc.	153.71	PPL Electric Utilities	15,073.30
PPL Electric Utilities	706.58		
S C Engineers, Inc.	5,064.64	Total Sewer Fund	\$64,598.88

POOL FUND

North Penn Water Authority	\$13.15	Home Depot	\$210.33
Airgas National Carbonation	62.75	Irvin G. Tyson & Son, Inc.	690.00
Buckmans, Inc.	832.88	Kathy Armitage	646.97
Comcast Cable	207.46	Nelsons Creamery, LLC	603.11
Fire Protection Services, LLC	317.00	North Penn Water Authority	13.15
Netcarrier Telecom, Inc.	121.31	Penn Jersey Slush, LLC	602.00
PECO Energy	46.54	Pepsi Beverage Company	1,180.65
PPL Electric Utilities	388.91	Richter Drafting Office Supply	305.14
Suburban Water Testing Labs	1,425.00	Shelly Enterprises-USLBM, LLC	154.61
Montgomery County Treasurer	65.00	The Lifeguard Store, Inc.	1,357.22
Univest VISA	1,258.67	Univest VISA	526.59
Derstine's	3,124.18	Wise Electric	3,121.43
Fromm Electric Supply Corp.	680.00	Total Pool Fund	\$17,954.05

CAPITAL RESERVE FUND

Eastern Diversified Services	\$8,389.00	Univest Capital	\$3,155.23
Trumbauers Lawn & Rec, Inc.	22,945.50	If Its Water, Inc.	7,050.00
Boucher & James, Inc.	840.48		
Univest Bank & Trust Company	444.45	Total Capital Reserve Fund	\$42,824.66

LIQUID FUELS FUND

Armour & Sons Electric, Inc.	\$270.00	Fromm Electric Supply Corp.	\$16.07
PPL Electric Utilities	7,280.79	Signal Control Products, Inc.	36.00
PPL Electric Utilities	134.30	U S Municipal Supply, Inc.	564.05
Shelly Enterprises-USLBM, LLC	18.97		
Fastenal	85.06	Total Liquid Fuels Fund	\$8,405.24

A motion was made by Councillor Richard Halbom, seconded by Councillor Richard Godshall, to authorize payment of the bills for the month of May, 2017, as presented. The motion was approved.

President Brian Goshow opened the floor to the audience who may wish to address Borough Council on any topic or matter of concern.

Michael Lee, 42 N. Fourth Street, discussed an ongoing drainage issue from the neighboring property at 38 N. Fourth Street. The owner removed a section of storm drainage pipe in the front yard allowing the sump pump discharge to now drain into his property. Borough Manager Michael Coll confirmed that citations have been filed against the owner of 38 N. Fourth Street in District Court and the Borough will continue to press for a resolution. President Goshow noted that the Borough Manager has reported on this condition, along with pictures, to the members of Borough Council and he hoped that a resolution can be obtained as quickly as possible.

Priscilla Newman, 17 ½ Franklin Avenue, questioned the status of the Broad Theater. President Brian Goshow noted that the Borough recently acquired ownership of the property by Sheriff Sale. Borough Council is now working towards the sale of the property.

Charl A. Wellner, 18 N. Hunsberger Lane, described concerns with the adjoining property that was recently a subject of a Sheriff Sale. Borough Manager Michael Coll noted that the Borough does have a contact for the mortgage company and they made certain security repairs. Our Code Enforcement Officer will continue to monitor the matter.

Pastor Darryl Swartley of Imago dei Communities, 415 Highland Park Road, Sellersville, PA noted that he is working on the construction and donation of planter boxes for the Souderton Borough downtown business district. Borough Council invited him to attend a work session to further discuss this project.

Richard D'Amico of Consign for Design, commented on property maintenance issues noting that Code Enforcement Officer Steven Toy has been very vigilant in efforts to address property maintenance complaints and concerns. Richard D'Amico expressed his desire that landlords would meet and have a conversation on ways to improve property maintenance in Souderton Borough.

Richard D'Amico then introduced Rick Dentner, Manager of "The Store" at Moyer Indoor/Outdoor. The Store is located on Railroad Avenue and serves as the face of the entire Moyer product line, which ranges from animal feeds, garden supplies, a variety of home services and gasoline, diesel and heating oil sales. Moyer was founded in 1869 and remains a family owned business today. Moyer is well known for its various animal feeds which are manufactured at the Souderton facility and distributed all over the country. Moyer is also interested in supporting the Souderton community and participated in the construction of the new Souderton Community Swimming Pool. Moyer will be sponsoring a 5K Run starting and finishing at the Souderton Community Park on July 12, 2017. Moyer will also be hosting their annual Pigeon Show on September 16, 2017.

Councillor Richard Godshall noted the generosity that Moyer showed in support of the Souderton pool project and other community functions throughout the year, which is very much appreciated by Souderton Borough Council.

There being no further public comment, President Goshow then moved to the business portion of the agenda.

A motion was made by Councillor Daniel Yocum, and seconded by Councillor Richard Halbom, to authorize the Borough Council President and Borough Secretary to execute a lease agreement with Boardroom Spirits, 575 W. 3rd Street, Lansdale, Pennsylvania to occupy and use the Souderton Train Station as a restaurant, to include

liquor sales, with the approval of the Southeastern Pennsylvania Transportation Authority. The motion was approved.

There being no further business, the meeting was adjourned at 8:20 pm.

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – June 12, 2017 (7:00pm-9:25pm)

Council Attendees: John Reynolds, Brian Goshow, Jeffrey Gross, Daniel Yocum, Tracy Burke, Richard Halbom and Kevin Souder.

Staff Attendees: Public Works Director Steven Coll, Police Chief James P. Leary and Borough Manager Michael Coll.

1. Sanitation Committee

- a. The Discharge Monitoring Report for the month of May, 2017 will be filed with no exception to permit limitations. Sal DeSimone reported that new belts were installed on the belt filter press. He also obtained the assistance of Lower Salford Sewer Authority to remove excessive grit accumulation from the bar screen at the headworks.
- b. Steve Coll reported that the Telford Borough Authority has assisted the Borough with televising a section of sewer main. President Brian Goshow suggested that Borough Council evaluate the feasibility of purchasing camera equipment in the 2018 budget. The equipment was roughly estimated at \$6,000 to \$12,000.
- c. Borough Manager Michael Coll discussed the project to replace the temporary manual bar screen with a new mechanical bar screen. The project was delayed due to other maintenance priorities. The equipment design is complete and a suggestion was made to move forward with the project. The new mechanical bar screen will greatly enhance grit and debris removal at the headworks. A recommendation will be made to authorize bids for the new bar screen.

2. Highway Committee

- a. Public Works Director Steven Coll noted that monthly brush collection for this month was extremely heavy. Crews needed the entire week to complete the collections. Crews removed the selected Ginkgo trees and temporarily repaired the sidewalk area with granite paver blocks. Hanging baskets were delivered and installed on the street light posts downtown.
- b. The street sweeper was out of service for a few weeks due to mechanical failure. The wheel lugs sheared off, replacement parts are no longer available. We worked locally to obtain new wheel lugs and the machine is now back in service.
- c. Borough forces are working on some utility improvements along Main Street in preparation for the planned PennDOT milling and overlay. Crews are connecting a number of active sump pumps to an existing storm drain line. Crews will be installing the flush granite curb along the West Chestnut Street intersection with Main Street. Crews will need to mill and reshape the road surface of Main Street to blend with the new curb line. The PennDOT

contractor will complete the final paving of the street. At the same time, Public Works Director Steve Coll suggested that we mill and base School Lane to clean up the utility trenches associated with the sewer main replacement project. Later in the fall, the Borough plans to mill and pave the remaining section of the 400 block of N. Second Street, Montgomery Avenue from Front Street to Fifth Street and Wile Avenue from Hillside Avenue to Diamond Street, after the completion of some storm drainage improvements.

- d. Borough Manager Michael Coll recommended that we move forward with an advertisement for bids for an Equipment Rental contract for paving projects. A suggestion was made to extend the contract for a two or three year period. Bituminous material will be purchased through COSTARS contracts.
- e. Steve Coll noted that we plan to concentrate on paving projects through 2017 and there is no recommendation for oil and chip seal coats this year.
- f. President Brian Goshow discussed the Soap Box Derby that was held on Main Street, Saturday, June 3, 2017. He received a complaint from Scooters Bike Shop regarding the declining attendance at this event and how the event, once aimed at benefiting the Main Street businesses, is shutting down the Main Street businesses for the day. Borough Council discussed alternative locations for the event and the Borough Manager was requested to send a letter to the Indian Valley Soap Box Association indicating the Borough's desire to move the location.

3. Sidewalk Committee

- a. The Borough Engineer notified us that a formal Highway occupancy Permit was issued by PennDOT for the construction of curb and sidewalk along County Line Road. The Borough Engineer completed the design of the Montgomery Avenue project and has sent the specifications to the County for their review and comment. We are now ready to advertise both projects for bid.

4. Recreation Committee

- a. Borough Manager Michael Coll reported on the status of a few swimming pool projects. Bergey's Electric completed the installation of the air conditioning units in the concession stand and Alderfer Glass installed the new service windows. We expect that the make-up air unit for the exhaust hood will be installed shortly. Wise Electric had to replace all of the emergency lights in the pool bathhouse buildings. The batteries were apparently damaged by cold weather. The three year electrical certificate inspection was completed. The Montgomery County Board of Health conducted their inspection of the pool and concession stand.
- b. Steve Coll noted that he has been in conversation with a contractor concerning the installation of the donated playground equipment. Unfortunately further review of the equipment, compounded by the age of the equipment is complicating our ability to repair and install certain pieces. In the long run it may be cheaper to consider scrapping some of the equipment and purchasing new. Further review and evaluation will be conducted.
- c. Pastor Darryl Swartley of Imago dei Communities, followed up on his presentation at the June Borough Council meeting about the construction of planter boxes for Main Street. He brought a sample box to the work session for review by Borough Council. The planter will be made from cypress wood, burnt on the inside, stained and finished. He is looking to build ten units this year. The height of the box will be reduced to approximately 30 inches. They will supply the planter boxes and flowers and will be placed in front of businesses that agree to maintain the flowers through the summer. The planters will be placed in the downtown core district.

5. Property Committee

- a. Borough Council met with David Sowhanger of Broad Street Pizza who expressed interest in purchasing the interior portion of the Broad Theater properties. They expressed interest in the potential to create two commercial/retail units on the street level, with possibly up to three office suites on the second floor. They expressed no interest in the Theater portion of the property. Parking to support the uses may be a challenge. Borough Council expressed interest in selling the property as two parcels. The Borough Engineer is completing a survey of the property to locate the actual property boundaries and to verify how the property boundaries match with the interior dividing walls. Borough Council will discuss the sale of the property with the Borough Solicitor following completion of the survey.
- b. Borough Manager Michael Coll noted that there is a Senate Bill that was recently passed and it's now moving to the House establishing Capital Projects that may be considered for funding under the Redevelopment Capital Assistance program. This is the same grant program that the Borough utilized to restore the Train Station and assist in the construction of the Indian Valley Boys and Girls Club. The Broad Theater restoration is listed in the Senate Bill. This grant program will take significant time to implement if it successfully passes the House and receives the signature of the Governor. The Borough can act as the financial conduit to funnel the funds to a private entity that can complete and own the property. This may be used as a fallback position should outside interest in the property fail.
- c. The Borough Manager discussed progress with the formation of a new lease with Boardroom Spirits and an operational management agreement with FASE Restaurants. Borough Council further discussed the status of lease agreements for the other two buildings. Absent movement from interested parties, the Borough may need to be more aggressive in marketing the buildings. Borough forces will begin work to complete the site improvements around the Freight Building.

Administrative Work Session- June 19, 2017 (7:00pm-9:10pm)

Council Attendees: John Reynolds, Brian Goshow, Jeffrey Gross, Richard Godshall, Daniel Houser, Tracy Burke and Richard Halbom.

Staff Attendees: Police Chief James Leary and Borough Manager P. Michael Coll.

1. Police Committee

- a. Police Chief Leary reviewed the statistical and narrative reports of police activities through the month of May.
- b. Chief Leary noted that Police Officer James Throop received commendation from the Montgomery County District Attorney for his actions in handling a violent domestic incident on December 31, 2016.

2. Administrative Committee

- a. Borough Manager reported on the status of the train station lease. The Borough Solicitor has been in conversation with SEPTA legal department and they have worked out the basic template for the new lease agreement, which will be forwarded to Boardroom Spirits. The PLCB will need an executed lease to finalize the liquor license for the premises. The tenants have retained an architect to develop the final plans for the interior fit out of the building. The plans must be incorporated in the final lease agreement to meet SEPTA requirements. SEPTA must also be a signer to the lease.
- b. Further discussion was held concerning the other two buildings. Borough Council expressed interest in bringing on a realtor to aggressively market the properties. The Borough Manager will be meeting with Univest Bank and Trust

Company representatives concerning the use of the parking lot behind the station. The Borough desires to take full control of the lot, but will have to work with Uninvest to power the street lights and work on an agreement for the bank to use the lot for periodic overflow parking.

- c. Michael Jones of 73 N. Fifth Street has expressed interest in the Junior Councillor position. He is expected to confirm his interest by letter and will be asked to attend the next Administrative Work Session.

3. Development Committee

- a. Borough Manager Michael Coll discussed the status of a recent meeting with Clay Heckler and his land planner concerning the redevelopment of the former high school site. Developer Clay Heckler indicated that he will consider replacing the last two groupings of townhomes behind School Lane with additional Walden mixed use units to create a more uniform town square setting. The townhouse buildings will be relocated to the rear of the lot in place of the grouping of 24 new townhouse units. He will also consider adding an additional commercial building to the rear of County Line Road. Borough Council President Brian Goshow noted that he would prefer if the revised plan be sent back to the Souderton Planning Commission for review and recommendation. The Borough Manager noted that a meeting has been set with the Planning Commission for Wednesday, July 5, 2017.
- b. The Borough Manager further reported that he is working on finalizing a meeting in July with representatives of H & K Group to complete public improvements associated with the Berkeley Court Phase 1 project, completed by Timothy Hendricks. H & K is the holder of the improvement bonds and they are proposing to complete the remaining work and they will then take private action against Hendricks to recover the costs.

4. Finance Committee

- a. No new items were discussed.

5. Executive Session

- a. At the request of Mayor John Reynolds, Borough Council adjourned to Executive Session at 8:25 pm to discuss the employment contract with Police Chief James Leary. The executive session ran until 9:10 pm at which time the work session was promptly adjourned.