

Regular Meeting

June 1, 2009

The Regular Meeting of the Souderton Borough Council was called to order by Vice-President Andrew C. Schlosser at 7:30 p.m. Members of Borough Council present at the meeting included the following:

Vice President Andrew C. Schlosser	Councillor J. Edward Hunsicker, Jr.
Councillor Ned D. Leight	Mayor John R. Reynolds
Councillor D. Jeffrey Gross	Junior Councillor Daniel Yocum
Councillor Brian Goshow	Solicitor Robert G. Bricker
Councillor Katherine Grubb	Borough Manager P. Michael Coll
Councillor Jonathan Gardenier	Public Works Director Steven R. Coll
Councillor Richard Halbom	Chief Charles A. Quinn, Sr.

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 4, 2009, regular Borough Council Meeting and the May Work Sessions. A motion was made by Councillor Jonathan Gardenier, and seconded by Councillor Brian Goshow, to approve the minutes of May 4, 2009 Borough Council Meeting and the May Work Sessions as presented. The motion was approved.

There was no correspondence.

Mayor John R. Reynolds commented that Ms. Clemmer's third grade class at Franconia Elementary School was given an assignment to write letters to their local public officials expressing their suggestions, dreams and opinions for their community. Mayor Reynolds noted that he received a number of suggestions for the redevelopment of the high school property including a strip mall, indoor ice skating rink and two requests for a Taco Bell.

The Borough Solicitor's report for the month of May was distributed to Borough Council. The Borough Solicitor met with representatives of Borough Council to discuss and draft a proposed agreement of sale for property at 160 Cherry Lane in Franconia Township. The Borough Solicitor met with the Code Enforcement Officer and assisted at two hearings in District Court concerning properties at 150 Washington Avenue and 439 N Main Street. The Borough Solicitor is working with the Boroughs planning consultants in the drafting of the overlay zoning district for the Souderton High School property. The Solicitor satisfied three sewer liens that have been recently paid.

Public Works Director Steven Coll noted that all floor drain repairs at the community pool have been completed, with the upper pool filled and in operation and the lower pool is currently being filled for opening day this weekend.

Borough Manager Michael Coll noted that the Souderton Community Swimming Pool will open on Saturday, June 6, 2009 for the summer season. The pool will be open through Labor Day. The Borough Manager also noted that the annual Indian Valley Soap Box Derby will be held on Main Street on Saturday, June 6. Main Street will be closed and detoured for most of the day. Borough Manager Michael Coll reviewed the agenda items scheduled for consideration. The first item is consideration of bids that were received for the disposal of sludge and grit from the waste water treatment plant and the construction of the Main Street Plaza project. Staff is recommending that Borough Council take action on the bids for the Main Street Plaza project. The low bid of \$101,000 exceeds the budget projection of \$90,000 and more time is necessary to review options to bring the project costs in line with budget projections. A Special Borough Council Meeting is recommended for June 8, 2009 to formally consider the bids for the Main Street Plaza project. A recommendation has been made to award the contract for sludge and grit disposal to Waste Management. Their bid price is slightly lower than our current contract price. The next item for consideration is the land development application for the Broad Theater Project. The applicants are proposing to renovate the Broad Theater into a 490 seat theater with two adjoining restaurants. Conditional approval is recommended along with a waiver to reduce the required parking as suggested by the Montgomery County Planning Commission. The Borough continues to move forward with the development of an overlay zoning ordinance and design guidelines for the redevelopment of the High School property. The ordinance amendments are nearing completion and a recommendation is being made to authorize the Borough Solicitor to proceed with the advertisement of the ordinance amendments for a public hearing at the July 6th Borough Council meeting. Representatives from Metro Development Company are in

attendance and would like to make a few comments on the proposed ordinances. Three Resolutions have been prepared for consideration of Borough Council. The Resolutions authorize the filing of an application under the 2009 Recovery Act Justice Assistance Grant Program; Endorse and authorize the Borough to join the Montgomery County Consortium of Communities, of which the Borough would like to participate in their joint salt contract; and the last Resolution supports funding for the Sate Main Streets and Elm Streets programs. A motion has been prepared for consideration by Borough Council to authorize the advertisement of bids for the 2009 Road Reconstruction Program. A recommendation has been made to authorize the posting of a three way stop intersection in Meadow Street Alley to the rear of 14 Penn Avenue. The last item scheduled for this evening is an Executive Session to consult with the Borough Solicitor on real estate interests and personnel matters.

Councillor Jonathan Gardenier questioned the status of meetings with Telford Borough and Franconia Township concerning funding assistance for the pool project. The Borough Manager commented that our efforts have been focused on opening the current pool facility; now that this work has been completed we will move our attention towards planning for the future renovation of the pool complex and how best to approach our neighboring municipalities. Further discussion on this topic will be held at the Public Works Work Session on June 8th.

Consideration was given to paying the bills for the month of May, 2009.

GENERAL FUND

Abram W Bergey & Sons, Inc.	\$29.95	Adcock	\$6,543.93
Bearings & Drives Unlimited	533.50	Clemens Uniform Rental	119.44
Comcast Cable	60.37	Cope's Garage, Inc.	733.86
Country-Fair Cleaners	349.45	Del-Val International Truck	12.07
Freedom Systems Corporation	754.19	Galls, Inc.	654.13
IDEARC MEDIA Corporation	124.03	Indian Creek Foundation	376.00
Kopp Equipment Sales	246.60	Kurt Scherzberg	43.50
Lansdale Police Department	150.00	Matthew Bender & Co., Inc.	311.35
Minolta Business Solutions	501.00	Nextel Communications	114.80
Richter Drafting/Office Supplies	250.33	Telford Press Printers	270.00
Trout Brothers, Inc.	3,992.50	Trumbauers Lawn & Rec, Inc.	25.66
Verizon Wireless	43.01	Weldon Auto Parts	6.79
Young's	749.09	Altek Business Systems, Inc.	340.44
Indian Valley Appraisal Co.	2,200.00	John T. Fretz Insurance Agency	21.00
McBee Systems, Inc.	209.54	Moyer & Son, Inc.	173.10
Petty Cash Fund	163.19	Ches-Mont Disposal, Inc.	330.00
Mark R. Corbman, D.D.S.	72.00	Montgomery County Treasurer	4,986.00
Moyer & Son, Inc.	132.62	Nextel Communications	188.94
North Penn Water Authority	35.13	PECO Energy	101.83
Pennsylvania One Call System	27.30	Peter I. Psomiadis, D.M.D.	240.00
Thomas A. Lawson	200.00	Weaver and Reckner Dental Assoc	200.00
AT&T	32.68	Comcast Cable	42.95
Commonwealth Precast, Inc.	92.00	Concrete Service Material	163.50
Cope's Garage, Inc.	280.45	Daniel L. Beardsley, LTD	66.00
Farm & Home Oil Co.	558.39	Good, Inc.	109.50
HISI	4,089.00	Jaeger Electric Service, Inc.	3,157.67
Jason M. Kelly	102.00	Landis Block & Concrete	30.55
MetLife	217.63	MetLife	1,675.84
Moyer & Son, Inc.	421.20	Nyco Corporation	16.24
Potty Queen	293.00	PPL Electric Utilities	8,511.17
Richter Drafting/Office Supplies	1,022.97	Shelly Enterprises, Inc.	168.17
Shelly Enterprises, Inc.	40.44	Telford Press Printers	174.09
The Home Depot	84.95	Thortex America, Inc.	660.00
Treasurer-County of Montgomery	125.00	Treasurer-County of Montgomery	187.00
Trumbauers Lawn & Rec, Inc.	45.09	Verizon	185.35
Word Work, Inc.	900.00	Young's	62.90
Zep Manufacturing Company	79.54	Charles A. Quinn, Sr.	75.00
Independence Blue Cross	14,145.21	Keystone Health Plan East	5,777.22
MetLife	217.63	North American Benefits Company	945.13
Petty Cash Fund	188.35	Univest Visa	527.53

Unum Insurance Company	827.34	911 Safety Equipment	383.91
Bricker, Landis & Hunsberger	3,267.50	Bux-Mont Awards & Engraving	66.00
Comcast Cable	120.74	Cope's Garage, Inc.	351.88
Davidheiser's, Inc.	71.00	Fire Protection Services, LLC	132.00
Lansdale Police Department	150.00	Letterco	205.00
Markey Paper & Packaging, Inc.	105.90	Montgomery Newspaper	192.05
Moyer & Son, Inc.	1,401.17	PA Municipal Retirement System	700.52
PA Municipal Retirement System	3,106.79	PPL Electric Utilities	260.96
Propet Distributors, Inc.	172.90	Public Agency Training Council	550.00
Richter Drafting/Office Supply	50.22	Tee's Plus	506.11
Telford Press Printers	385.00	Thomas A. Lawson	115.00
Wellington Sporting Goods, Inc.	91.28	Wireless Electronics	156.06
Witmer Associates, Inc.	644.99	Young's	36.40

Total General Fund \$86,138.70

SEWER FUND

Clemens Uniform Rental	\$160.48	Freedom Systems Corporation	\$142.49
Keystone Fire Protection Industry	204.50	Landis Block & Concrete	28.20
Nyco Corporation	167.67	PPL Electric Utilities	18,404.79
Stanley Heleniak, D.M.D.	1,227.20	Suncoast Research Labs, Inc.	1,490.00
United Laboratories	496.90	Bergey's Electric, Inc.	34.77
Cintas First Aid & Safety	34.65	All Industrial-Safety Products	69.95
Detlan Equipment, Inc.	11.54	Postmaster, Telford/Souderton	859.31
4 Maitz Home Service-Bux Mont	425.00	Bearings & Drives Unlimited	182.79
Ches-Mont Disposal, Inc.	90.75	Cintas First Aid & Safety	24.85
Clayton H. Landis Company, Inc.	699.38	Comcast Cable	42.95
Commonwealth Precast, Inc.	438.00	D.R. Cordell & Assoc, Inc.	240.00
Environmental Resource Associates	926.06	Farm Bureau Garage, Inc.	336.36
Fisher Scientific	69.57	Good, Inc.	1,784.83
HISI	1,082.00	J.P. Mascaro & Sons	5,214.33
Lawson Products, Inc.	565.08	Markey Paper & Packaging, Inc.	203.24
MetLife	82.21	North Penn Water Authority	129.70
PPL Electric Utilities	582.07	Richter Drafting/Office Supply	155.09
Secretary of the Commonwealth	84.00	Siemens Water Technologies	1,994.99
State World Headquarters	175.67	Suburban Water Testing Labs	38.00
Telford Press Printers	336.00	Univar USA Inc.	3,844.18
Ven-Mar Sales, Inc.	928.22	Verizon	58.96
West Generator Services	700.00	Zep Manufacturing Company	79.54
Independence Blue Cross	3,838.17	Independence Blue Cross	113.10
Independence Blue Cross	207.65	Keystone Health Plan East	2,235.00
MetLife	82.21	North American Benefits Company	307.60
Unum Insurance Company	246.75	H. Keith Koehler	349.00
Lawson Products, Inc.	319.24	Moyer & Son, Inc.	128.87
North Penn Water Authority	75.00		

Total Sewer Fund \$52,748.86

CAPITAL RESERVE FUND

Boucher and James, Inc.	\$11,876.50	DePallo Design & Planning	\$8,865.00
		Total Capital Reserve Fund	\$20,741.50

LIQUID FUELS FUND

Armour & Sons Electric, Inc.	\$190.00	Armour & Sons Electric, Inc.	\$225.92
PPL Electric Utilities	277.88	PPL Electric Utilities	313.55
Armour & Sons Electric, Inc.	190.00	Armour & Sons Electric, Inc.	771.23
		Total Liquid Fuels Fund	\$1,968.58

A motion was made by Councillor Richard Halbom, seconded by Councillor J. Edward Hunsicker, to pay the bills for the month of May, 2009, as presented. The motion was approved.

Vice President Andrew Schlosser opened the floor for public comment for any item not specifically listed on the business agenda. The floor will also be opened for public comment for each scheduled business item. Audience members were requested to limit their comments to five minutes.

Jamie Allebach, property and business owner at 117 N Main Street commented on a letter and a newsletter that was prepared and circulated by Councillor Jonathan Gardenier in support of Councillor Katherine Grubb in the recent primary election. A picture of the Souderton Borough logo appears on both the letter and envelope, giving a perception that the Borough endorsed the candidate. Mr. Allebach requested that Borough Council address this matter.

Paul Roe, 134 Adams Avenue, addressed Borough Council in regard to a recent letter from the Code Enforcement Officer advising him of certain Property Maintenance Code violations. He assured Borough Council that he is working towards a remedy, but expressed concern towards enforcement priorities. He requested that Borough Council monitor the priorities of the code enforcement so that they are more evenly applied to all residents and just not those residents subjected to excessive scrutiny from their neighbors.

Holly Lowery, 104 Penn Avenue, expressed concern to Borough Council with the new Curb and Sidewalk Ordinance and notification procedures to homeowners to construct curb and sidewalk. She suggested that extended notification and the advantage of Borough financing should be considered when requiring new curb and sidewalk construction.

Gayle Keyes, 225 Wile Avenue, expressed concern with the recent decision of the Zoning Hearing Board to grant approval to convert the former Towne Answering office fronting on the Diamond Street alley into a 3 unit multifamily dwelling. The Borough previously approved the conversion of a single family dwelling on Green Street into a multifamily dwelling with a ten space parking lot off of the Diamond Street alley. These developments have increased the amount of traffic in the alley, compounded by increased activity at the Verizon facility due to their construction activity to offer cable television services. She requested that Borough Council take steps to slow the speed of traffic in the alley for the safety of children. Perhaps restricting the alley to one way traffic would be appropriate.

The first item of business was consideration of bids for the Main Street Plaza Project and the Disposal of Sludge and Grit from the Waste Water Treatment Plant. Vice-President Andrew Schlosser opened the floor for public comment on this item. There being no public comment he turned the discussion over to Borough Council.

A motion was made by Councillor Jonathan Gardenier, and seconded by Councillor Richard Halbom, to table consideration of the bids for the Main Street Plaza project and authorize the advertisement of a Special Borough Council Meeting at 7:00 pm on Monday, June 8, 2009 to formally consider a bid award for the Main Street Plaza project. The motion was approved.

Borough Manager Michael Coll distributed the following tabulation of bids received for the disposal of dewatered sludge and grit from the Waste Water Treatment Plant:

Sludge and Grit Disposal
June 1, 2009 (2:00 pm)

Bidder	Unit Price Per Ton	Estimated Contract Price
Solid Waste Services, Inc d/b/a J. P. Mascaro & Sons 2650 Audubon Rd Audubon, PA 19403	Landfill Disposal Sludge & Grit \$119.88 per ton	\$129,470.40.00 based on disposal of 1,080 wet tons of sludge
Waste Management of PA 444 Oxford Valley Rd Langhorne, PA 19047	Landfill Disposal Sludge & Grit \$117.95 per ton	\$127,386.00 based on disposal of 1,080 wet tons of sludge

A motion was made by Councillor Brian Goshow, and seconded by Councillor Jeffrey Gross, to award the contract to haul and dispose dewatered sludge and grit from the Souderton Waste Water Treatment Plant to Waste Management of Pennsylvania based on the unit cost of \$117.95 per ton and

an estimated contract price of \$127,386.00 through July 1, 2010. The motion was approved.

The next item was formal consideration of the Broad Theater development project. Andrew Schlosser invited comment from the audience. Nancy Owen, 42 W. Broad Street, expressed support for the project. There being no further comment, Vice-President Andrew Schlosser opened this item for discussion by Borough Council.

A motion was made by Councillor Jonathan Gardenier, and seconded by Councillor D. Jeffrey Gross, to extend conditional final approval to the Broad Theater land development application, dated March 12, 2009 and last revised May 29, 2009, as proposed by Broad Entertainment Group, L.P. subject to the following conditions:

1. A waiver request to permit 100% of the required parking spaces to be located off site is approved and, in addition, Borough Council shall authorize a waiver to permit a 25% reduction in the number of required parking spaces dedicated for daytime use.
2. Applicant shall provide Shared Parking Agreements for all remote parking lots to demonstrate to the Borough's satisfaction that all required parking spaces can be constructed and/or accessed as indicated.
3. Applicant shall submit plans for approval by the Borough to construct the proposed new parking lot at the corner of Chestnut Street and Penn Avenue.
4. The existing Univest National Bank and Trust parking lot on Washington Avenue shall be upgraded improved lighting and the parking spaces and traffic patterns shall be clearly marked.
5. Signage shall be installed on all shared parking lots designating use by patrons of the Broad Theater.

The motion was approved.

Vice President Andrew Schlosser opened the floor for public comment regarding the proposed overlay zoning district and design guidelines for the Souderton High School redevelopment project. Attorney William Benner and engineer Jack Schneider of the Metro Development Company commented on the following four sections of concern:

- The required minimum floor area ration of .30 may be too high. Metro is considering a commercial development at the corner of School Lane and East Broad Street, which will eliminate a number of the townhouse units. This commercial development will reduce the overall floor area ratio. Parking and impervious coverage limitations will complicate making up the required floor area ration within the village center.
- Metro requested further consideration in reducing the parking requirement for the assisted living use to 1 space per unit.
- The requirement to devote five percent of the project budget to site amenities and artisan features may be too high. Montgomery County Planning Commission commented that a devotion of one percent is normally used.
- Borough Council should consider how to administratively handle the permitting of individual signs throughout the development.

Vice-President Andrew Schlosser suggested that further discussion on these issues should be conducted at the June 15th work session. A motion was made by Councillor Jonathan Gardenier, seconded by Councillor D. Jeffrey Gross to table action on the advertisement of the proposed ordinances until after the Administrative Work Session on June 15, 2009. The motion was approved.

Borough resident, Timothy Koehler, 433 Montgomery Avenue, commented to members of Borough Council that the draft overlay zoning ordinance does not include a description of the boundaries of the overlay district. This description should be incorporated into the ordinance.

The next item of business was a resolution concerning the 2009 Recovery Act Justice Assistance Grant Program. There being no public comment on this item, a motion was made by Councillor Katherine Grubb, and seconded by Councillor Jonathan Gardenier, to adopt Resolution No 2009-10 accepting and approving the Memorandum of Understanding for the 2009 Recovery Act Justice Assistance Grant Application. The motion was approved.

Vice-President Andrew Schlosser then turned to the next proposed resolution concerning membership in the Montgomery County Consortium. There being no public comment, a motion was made by Councillor Ned D. Leight, and seconded by Councillor J. Edward Hunsicker, to adopt Resolution No 2009-11 endorsing and authorizing the execution of the Articles of Agreement of the Montgomery County Consortium of Communities and authorizing the participation of the Borough in Consortium affairs. The motion was approved.

Vice-President Andrew Schlosser opened the floor for comment on the proposed Resolution supporting continued state funding for the Main Streets and the Elm Streets Programs. Main Streets Manager Pam Coleman commented that the proposed state budget recently acted on by the Senate eliminates funding for the Main Streets and Elm Streets programs. This action places the Anchor Building Grant for the Broad Theater in jeopardy. Main Streets is an economic engine that returns up to \$9.00 for every \$1.00 in grant funding. This program is vital.

Nancy Owen, 42 W. Broad Street, commented she is a active volunteer with Main Streets and fully supports the efforts of the Main Streets program.

Mark Henry, 32 E. Reliance Road, also expressed support for the continuation of the Main Streets and Elm Streets programs.

There being no further public comment, a motion was made by Councillor Richard Halbom, and seconded by Councillor D. Jeffrey Gross, to adopt Resolution No 2009-12 supporting the continuation of funding for the Main Street and Elm Street Programs in the 2009-2010 Budget of the Commonwealth. The motion was approved.

Vice-President Andrew Schlosser opened the floor for discussion on the motion to advertise bids for the 2009 Road reconstruction program. There being no public comment, a motion was made by Councillor Ned D. Leight, and seconded by Councillor J. Edward Hunsicker, to authorize the advertisement of bids to complete the designated 2009 road reconstruction projects for consideration at the Monday, July 6, 2009 Borough Council meeting. The motion was approved.

Vice-President Andrew Schlosser opened the floor for discussion on the motion to post a three way stop intersection in Meadow Street Alley. There being no public comment, a motion was made by Councillor Jonathan Gardenier, and seconded by Councillor Ned D. Leight, to authorize the posting of a three way stop intersection in Meadow Street Alley, at the rear of 14 Penn Avenue, for a 90 day trial period per Mayor's order. The motion was approved.

A motion was made by Councillor Jonathan Gardenier, and seconded by Councillor Brian Goshow, to adjourn to Executive Session to consult with the Borough Solicitor concerning real estate interests and personnel matters. The motion was approved.

Borough Council adjourned to Executive Session at 8:40 pm. Councillor Katherine Grubb excused herself from the meeting and did not participate in the Executive Session. Borough Council convened to public session at 9:43 pm and there being no further business the meeting was promptly adjourned.

Respectfully submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – June 8, 2009 (8:00pm-10:00pm)

Council Attendees: John Young, Ned Leight, Jeffrey Gross, Brian Goshow, Andrew Schlosser, Jonathan Gardenier, Richard Halbom and Edward Hunsicker. Junior Councillor Daniel Yocum.

Staff Attendees: Public Works Director Steven Coll, Borough Manager Michael Coll.

Souderton Community Swimming Pool

The public works work session began at the conclusion of the Special Borough Council Meeting to consider the bids for the Main Street Plaza project. Borough Council members requested that the work session begin with a discussion on the proposed renovation project for the Souderton Community pool. The Souderton Community Pool opened for its last season on Saturday, June 6, 2009. Crews completed the required work to bring the floor drains into compliance with the federal Virginia Graeme Baker Act. All pools were cleaned and painted, start up went fairly smooth. Letters were sent

to the North Penn YMCA and to the North Penn Dairy Queen notifying them of the Borough's intention to terminate the lease agreements effective December 31, 2009. Souderton Borough has made several public announcements that the pool will be closing at the end of this season. Should Borough Council authorize the renovation work of the pools, construction is anticipated through 2010 with opening of the newly renovated facility scheduled for Memorial Day weekend in 2011. We have been receiving much positive feedback towards the renovation plans as outlined in the Wade Feasibility Study and several groups have expressed interest in fund raising for the project.

The Borough Manager suggested that this summer will be an ideal opportunity to gather public input into this project, which has been somewhat stalled over the past months. As an initial step, Borough Council should reach a general consensus on whether the feasibility study conducted by Wade Associates is acceptable. There are a few groups who want to begin fund raising efforts for the project, but Borough Council should take the lead in focusing and coordinating these efforts before they get too far along. The Borough Manager also suggested forming a special committee and perhaps appointing a consulting team to begin moving the project into planning.

Jonathan Gardenier suggested that it may be premature to invest any further funding into consultants until Borough Council feels comfortable with the finances. The latest feasibility study provides a fairly comprehensive listing of capital costs that should be acceptable to determine preliminary budgets for the project. Jonathan Gardenier expressed concern that the project may be dependent on the participation of Franconia Township and Telford Borough and these municipalities must be approached early in this process. Jonathan Gardenier noted that even if the Borough decided to double our expense allocation for the operation of the pool to \$80,000, there remains quite a revenue void to fill just to cover debt service on the facility.

Discussions centered around whether Borough Council supports moving forward with the project and what should be the next steps to coordinate and move the project forward. After much discussion Borough Council reached a general consensus that the Wade Feasibility Study and the associated conceptual plans should serve as the foundation for the future renovated pool facility. Borough Council appointed Councillors Jeffrey Gross, Brian Goshow and Jonathan Gardenier to serve on a special committee to oversee all aspects of the pool renovation project. The Borough Manager was instructed to coordinate a meeting with the key stake holders through the summer. An initial meeting should be scheduled with the YMCA, Souderton Mennonite Home and Franconia Township and Telford Borough.

At the conclusion of this discussion, Councillors Ned Leight and Jonathan Gardenier excused themselves from the remainder of the work session.

Souderton High School Zoning Overlay District, Master Design Standards

Members of Borough Council discussed some of the issues raised by Metro Development Group representatives at the June Borough Council meeting. Metro representatives are scheduled to appear before Borough Council at their Administrative Work Session on June 15th. Major issues include the parking requirement for the assisted/independent living facility and the 5% investment of project costs into site amenities. These issues are still under consideration of our planning consultants; however, initial evaluations are not suggesting any significant revisions.

1. Sanitation Committee

- a) The May, 2009 Discharge Monitoring Report will be filed with one exception regarding an elevated fecal coliform sample. Chief Operator Sal DeSimone took steps to slightly increase the chlorine feed rate to increase disinfection. This is a somewhat delicate balance since we have to dechlorinate the waste water prior to discharge to the stream.
- b) Committee members briefly discussed the proposed Sewer Service Agreement between the Borough and Hilltown Township. Borough Solicitor Robert Bricker proposed additional language in the agreement requiring the Borough to be notified of any change in use that may generate additional flow or loading to the system. We are developing a base consumption allocation for the sewer district based on historical data which will be inserted into the agreement.

- c) Chief Operator Sal DeSimone had discussions with representatives from the Exeter Waste water Treatment Plant about the sludge dryer that they are installing and may offer services to neighboring plants. Sal DeSimone also had conversations with land applicators about our sludge. These discussions suggested that all the Souderton WWTP needs to achieve is a 2% increase in the dryness of the sludge to qualify for land application. Other plants have achieved this by simply moving the sludge from the belt filter press to a covered pad. The additional drying will occur naturally in approximately two weeks. This will enable the Borough to look into land application at \$50.00 per ton versus nearly \$120.00 per ton for landfill. A suggestion was made that the investment into a sludge drying unit will ultimately only offset the \$50 land application disposal cost assuming that the by-product is given away to local farmers and landscapers, dramatically increasing the payback for the unit. Sal DeSimone has set up a small pilot test with our sludge to evaluate the time requirements to obtain a 20% or higher dry cake. Based on this latest information, Sal DeSimone is suggesting that the Borough forgo investing into a drying unit and allocate the capital funds towards the head end of the plant to remove unwanted debris from the sludge. Capital investments to store and dry sludge onsite will include the construction of a storage building and purchase of a small 1 ½ ton dump truck (which can replace the old Chevy Van) to load and haul the sludge from the belt filter press to the storage building. We can utilize the small tractor at the plant to move and rotate the sludge in the storage building and will arrange to utilize the Borough's wheel loader to load the dried sludge for disposal at a land application facility.
- d) Cronin North America has mobilized and began work on the roof replacement project. Sal DeSimone reported that the firm is very capable. Sal DeSimone and Cronin representatives discussed the membrane roof on the grit removal building that we did not include in the original contract. Cronin provided a quote of \$11,000 to complete this roof at the same time. All three buildings have the same roofing system, installed at the same time. It made sense to complete this building at this time. The additional cost is still substantially under budget and still substantially lower than the other bids for the two specified buildings. A change order increasing the project scope was subsequently issued.

2. Highway Committee

- a) Public Works Director Steve Coll provided the attached report on the status of projects completed during the month of May and scheduled work for the month of June.
- b) Borough forces are scheduled to begin the storm drain replacement project through the Smith property at 429 E Chestnut Street during the week of June 29th. The work will include the replacement of approximately 60 feet of collapsed galvanized culvert pipe, with 36" ADS plastic pipe in the same location through their front yard. The collapsing pipe has caused a series of sink holes in their front yard over the past few years. We evaluated relocating the pipe into the street, but cost, grade and connection points discounted this option. Funding for this project has been included in the Capital Reserve Fund budget.
- c) Following the June Borough Council meeting, specifications and contract documents have been prepared and advertised for bids to complete the following road paving projects:
- East Summit Street, N. Fourth St to School Lane. Work to include mill, base repair, base and wearing course.
 - N. Fourth Street, Chestnut St to Broad Street. Work to include final wearing course.
 - Lawn Avenue, Washington Street to Mifflin Street. Work to include full depth milling and base course. Final wearing course will be deferred until next year to provide more time to complete curb and sidewalk repairs and handicapped depressions.
 - E. Reliance Road, Main Street to railroad crossing. Work to include 1 ½ Mill and wearing course.

Bids will be opened at 2:00pm on Monday, July 6. The bids will be reviewed and tabulated with a recommendation for consideration by Borough Council at the July 6, 2009 Borough Council Meeting.

- d) North Penn Water Authority is tentatively scheduled to begin water main replacement projects in July starting on N Fifth Street and then moving to N. Second Street. North Penn Water Authority has issued a separate contract for this work which is expected to take approximately three weeks for each street.

North Penn Water Authority recently approached the Perseverance Volunteer Fire Company about the potential to utilize their Second Street property to place a 150 foot, 1.5 million gallon water tank to help maintain water pressure and provide enhanced fire protection to the Borough. The water tank is proposed to be situated to rear of the property off of the stone alley towards Summit Street. If the fire company expresses some interest, the Authority will apply for the necessary approvals from Souderton Borough and they will install 16" water main along Second Street for the future tank.

3. Sidewalk Committee

- a) Committee members reviewed prior correspondence and discussed the concerns raised by Mrs. Lowery, 104 Penn Avenue, at the June Borough Council meeting concerning the replacement of curb and sidewalk along her property. She had also discussed her concerns with the Borough Manager following the Borough Council meeting. She was concerned with the interpretation and administration of the new Curb and Sidewalk Ordinance and sought clarification of their options if they decide to replace the curb and sidewalk at this time.

4. Recreation Committee

- a) The status of the swimming pool was discussed at great length earlier in the work session. A meeting between the Borough Pool Committee members and representatives of the YMCA is expected to be scheduled during the week of July 13th.
- b) We are working through some pump and valve repairs to get through this last pool season. WWTP employees have been instrumental in pulling and replacing the pumps to hold down expenses. A fairly significant leak occurred in the sand filter connections that will have to be repaired by Moyer and Son. Parts are very difficult to obtain given the age of the equipment. We do have some replacement parts in stock. YMCA staff implemented a sign-in procedure to track daily admission patrons. The YMCA has earmarked all proceeds from the increase in membership fees and revenue raised from family night events to the Borough.

5. Property Committee

- a) No new items were discussed.

Administrative Work Session – June 15, 2009 (7:00 pm-9:45 pm)

Council Attendees: Mayor John Reynolds, John Young, Jeffrey Gross, Andrew Schlosser, Jonathan Gardenier and Richard Halbom. Junior Councillor Daniel Yocum.

Staff Attendees: Police Chief Charles Quinn and Borough Manager Michael Coll.

Souderton High School Redevelopment Plan

- a) The work session was attended by Metro Development Company representatives Bill Benner and Jack Schneider to further discuss the overlay zoning district and design guidelines. Metro expressed two substantive issues regarding the overall balance between the minimum FAR, parking requirements and impervious surface limitations. They expressed concern that the placement of a banking institution at the corner of East Broad Street and School Lane in place of a number of townhomes will reduce the FAR. The FAR will have to be brought up by increasing the residential uses within the village center. The increased residential units, plus the parking demand for the bank will increase parking demand and increase impervious surface. They also suggested that certain tenants may require more dedicated parking than the municipal regulations. Metro suggested that a reduction in the parking requirement for the assisted/independent living use to 1 space per unit should create enough flexibility to maintain a balance between the various regulations. Metro also discussed the requirement to devote 5% of the project cost to site amenities. Metro suggested that they were comfortable with the 5% requirement but expressed concern on how the Borough will interpret and calculate the

percentage. Metro handed out an exhibit of certain site amenities that they felt were eligible for consideration. For items normally expected within the development only the up charge between the standard and high end product will be considered in the calculation. Metro also discussed a few procedural issues regarding permitting for individual tenant signage and full architectural plans for the buildings. They also requested that development fees be part of a fee resolution and not be incorporated within the zoning ordinance. Council members informed Metro that they will review these issues with our planning consultants. The Borough is still planning on advertising the ordinances for consideration at the August Borough Council meeting.

Attorney Bill Benner also mentioned that settlement on the High School property is not scheduled until June, 2010. Effective September, 2009, Metro will have to reimburse the School District for maintenance expenses on the property. Bill Benner further noted that there are provisions to extend the settlement date into late 2010 or early 2011. Metro will not move forward with settlement and the demolition of the buildings until their plans are fully approved and they are ready to move into construction. The School District will continue to be the owner and have maintenance responsibility for the buildings during the interim period.

1. Police Committee

- a) Members discussed the concerns raised by residents over speeding and the use of the Diamond Street alley. As an initial step, committee members agreed with a recommendation to post Watch Children signs in the alley with a yellow and black speed limit sign of 15 mph. This posting can be accomplished without any formal Council authorization.
- b) Chief Quinn received authorization to purchase a hand gun locker and an evidence locker to be mounted and installed outside of the detention area. According to department policy, all officers involved in the processing of a prisoner are required to secure their duty weapons inside the secured gun locker. The evidence locker will aide in following the department's policy on evidence control. Total cost for both units will be approximately \$1,000 and will be purchased through Pennsylvania Correctional Industries.
- c) Considerable discussion was held on the matter of speeding on S. Front Street. Committee members agreed with a recommendation of Chief Quinn to install a three way stop intersection at both S. Front Street and Montgomery Avenue and S. Front Street and Noble Street. Chief Quinn also recommended posting a stop sign at the intersection of Noble Street and Fourth Street. All three traffic controls will be included on the July Borough Council agenda for authorization under a 90 day trial period per Mayor's order.
- d) Chief Quinn and committee members further discussed the visibility concern at W. Broad Street and Penn Avenue. Members agreed that further parking restrictions at this intersection do not appear to be warranted at this time.
- e) Chief Quinn noted that the flashing school signals on N School Lane for the High School are no longer required. A recommendation was made to take the appropriate steps to remove the flashing signals and salvage the equipment for possible repairs to the S. School Lane signals.
- f) Councillor Richard Halbom discussed the potential of forming a traffic calming committee to more comprehensively address speed control issues throughout the Borough. Councillor Halbom noted that Quakertown Borough has successfully installed speed humps along Mill Street and they are evaluating expanding this program onto other local streets. Councillor Halbom suggested that input from the public works department, ambulance association, fire department, police department, school district and residents is imperative for such a program to be successful. Committee members supported this effort and suggested that Councillor Halbom, as Chairman of the Highway Committee, should move forward with this program and report back to Borough Council as may be necessary on any proposed projects.

2. Administrative Committee

- a) Borough Manager Michael Coll requested Borough Council to appoint seven representatives to serve on a special committee to work on creating the new Souderton-Telford Revitalization Plan. Telford Borough has appointed their seven representatives. The municipalities will jointly

utilize the services of the Montgomery County Planning Commission to prepare the joint plan under our planning assistance contracts. Committee members have suggested the following candidates: Richard Halbom, Jeffrey Gross, William Maxwell, Gwen Cukierski, Ray Hopkins, Charles and/or Debra Crown and Pam Coleman or a representative from the Main Streets Economic Development Committee. This appointment will be placed on the July 6 Borough Council agenda for formal consideration.

- b) Staff and our planning consultants are reviewing the Borough's fee resolution which dates back to 2006. We will compare various fees with neighboring municipalities and will also add a special development fee for projects situated within designated Economic Redevelopment Districts to help recover costs in the planning and establishment of these areas.
- c) An allocation of \$10,000 was set aside in the General Fund Budget to replace the copier in the administrative office that was purchased from Altek Business Systems back in 2000. A quotation was received from Altek which was slightly over the budget allocation. Committee members felt that additional quotations should be obtained prior to making a recommendation.

3. Development Committee

- a) Souderton Borough hosted the monthly board meeting of the Montgomery County Planning Commission on Wednesday, June 10th in Council Chambers. Souderton Borough and Victor DePallo presented board members with the Economic Redevelopment Area plan and associated blight report for their consideration. Victor DePallo also discussed the status of the Souderton High School Redevelopment Plan and the associated zoning overlay district and master design guidelines. Souderton Borough, accompanied by Councillor Jeffrey Gross, then took the board members on a guided tour of some of our redevelopment projects.
- b) Committee members discussed the proposed project of Charles Crown to convert the former Towne Answering building into a three unit multifamily dwelling. Towne Answering received the necessary dimensional variances from the Souderton Zoning Hearing Board to permit the conversion. The property is located in an R-3 residential District which permits multifamily dwellings, thus eliminating the continuation of a lawful nonconforming commercial use in this location. The owners are not making any exterior alterations to the building, other than entrance doors and will utilize the existing paved parking areas for tenant parking. Committee members authorized the issuance of building permits without the need for any further land development review.

4. Finance Committee

- a) Members of Borough Council received the annual audited financial statements from Styer and Associates for the year ending December 31, 2008. A motion will be prepared at the July Borough Council Meeting to accept the financial statements as presented. The auditors noted some administrative changes to divide book keeping and bank reconciliation duties among different staff members. They are also requesting that the Borough adopt a formal Fraud Prevention Policy and the appointment of an actuary to cost and fund the post retirement health benefit for both the police and non-uniformed employees.