



**Borough Council- Regular Meeting
May 6, 2024**

The Regular Meeting of Souderton Borough Council, held on the above date, was called to order by Council President Tracy W. Burke at 7:04pm. President Burke stated that this evening's meeting will be recorded. Councilor Julie Munden provided the Invocation, which was followed by the Pledge of Allegiance to the Flag.

Borough Secretary Sara E. Jarrett-Eaton noted that Councilor Matthew J. DiNenna, Councilor Stephanie Hall and Councilor Richard Walczak were absent this evening and the following Borough Council and staff were present:

Council President Tracy W. Burke
Councilor Edward M. Huber
Councilor Daryl W. Littlefield
Councilor Julie A. Munden
Councilor Donna M. Rogers

Mayor Daniel L. Yocum
Acting Borough Manager Sara Jarrett-Eaton
Solicitor John Torrente
Police Chief Brian A. Newhall
Public Works Director Steven Coll
Administrative Assistant Christine Nicholas

A motion made by Councilor Daryl Littlefield, and seconded by Councilor Donna Rogers, to approve the Consent Agenda that included the April 1st Council meeting minutes and the April 15th Work session minutes and the bills for April & May. The motion was approved.

Key to the Borough Presentation – Landis, Hunsberger, Gingrich and Welk – Mayor Yocum spoke to 70 years of service the company served as Solicitor. He referenced Elvin Souder as solicitor to 2006 and Bob Bricker and Charlotte Hunsberger from 2006 to 2024. Mr. Bricker commended the decades of steady leadership with the Borough of Souderton. Mr. Bricker spoke to their longevity and the honor of serving the borough. He also commented that their firm was the oldest business enterprise in the borough excluding Univest. The meeting paused briefly for photos.

Police Cadet Hilary Gray- Swearing In - Chief Newhall introduced Cadet Grey and gave some background. Cadet Gray's children and parents accompanied her for the ceremony. Mayor Yocum swore her in, and her father presented her badge.

Public Hearing- Conditional Use- School Lane Development, LLC, Town Gate Commons Shopping Center (Goddard School – Buildings B1 and B2) Attorney Greg Adleman Esq. of Kaplin Stewart Attorney at Law represented the owner. John Torrente introduced the information about the Conditional use for the Goddard school at Towne Gate Commons. Borough Council approved.

- Attorney Adelman offered the testimony of 2 professionals – Ms. Rice and Mr. Heinrick. They were sworn in by the court reporter Mary Gladwell.
- Attorney Adelman presented the attachments that were submitted to Borough Council and staff.
- Attorney Adelman highlighted the specifications of the plan to be 11,000 sq. ft. plan, 6100 sq. ft. play area, 5000 sq. ft. toddler area. The outdoor areas will be fenced and the

parking areas are sufficient. Attorney Adelman explained the overall operation as a maximum of 152 children and 24 teachers. The hours of operation will be from 7:00am to 6:00pm with drop off times being staggered to control incoming traffic. The developer estimates 3-5 minute drop off/ pick up times for parents to be in the building. The architectural renderings depict as brick face building and rear play area. Mr. Heinrick is an expert in traffic engineering and a resume of his qualifications was submitted for review. Mr. Heinrick's evaluation showed a slight increase in traffic on weekday mornings with adequate improvements being made.

- Councilor Burke opened comment up to council members. He requested that Councilor Huber commented as he represented Planning Commission as well. Councilor Huber reported that the plans presented met the concerns of the commission. He also commented on the elimination of the loading zones and the dimensions of the parking stalls. Councilor Sholly commented on the hours of operation and showed support. He also offered comment on the inclusion of noise limitations in the approval but commented that it should fall within the noise ordinance. Solicitor Torrente replied that the approval could be adjusted for compliance with the noise ordinance.
- Councilor Burke asked about 1C. Mixed use residential and council members were in agreement that educational facilities are permissible. Mr. Heinrick reported that the same traffic volumes were used for the incoming Starbucks and added that morning peak is more favorable than afternoon.
- Solicitor Torrente asked for public comment. Joseph Gaburon of County Line Road addressed council and the representatives of the developer. Mr. Gaburon expressed concern with the landscaping presented. Ms. Rice responded that the submission is just conceptual and will need additional approval from the Planning Commission.

A motion made by Councilor Sholly and seconded by Councilor Munden, to approve the conditional use request for the Goddard School located at the Town Gate Commons Shopping Center development, subject to the conditions as outlined by the Borough Solicitor.

Councilor Sholly made a motion to close the conditional use hearing. Councilor Munden seconded the motion and it passed unanimously.

Special Presentations:

Jessica Cimini, Souderton Connects Manager, gave a brief update on the Souderton Connects initiatives. She started by thanking the Borough for allowing her to send a flier in the recent bills. She reported on the following items:

- Assessments have been issued and she has been fielding phone calls with questions.
- An ad hoc committee has been formed to search for marketing firm.
- 4/22 - Waite Stations 5-year anniversary celebration
- 5/8- Business Bites at Brass Collar featuring as Q& A with Revitalization Committee.
- 5/11 Brass Collar Ribbon Cutting event
- 5/17- First 3rd Friday event



Penny Price of the Indian Valley Public Library provided the following update:

- 2023 – 500,000 items checked out of library
70% books 30% AV tools, etc.
- 100,000 visits to the Library in 2023
- 73% of activity comes from Souderton
- 2024 Events– Concert Sundae, Beerfest, and Dinner in White
- Margie Stern is retiring in July and a new director has accepted the vacant position. The new director comes from Lansdale and her name is Tracy Reed.

Administrative Reports:

- a. Mayor Daniel Yocum highlighted Emergency host for Bucks Mont Bonzaroo for the upcoming weekend.
- b. Police Chief Brian Newhall summarized the monthly report of the police department activities. He reported that there have been significant issues in the park with vandalism of the restrooms and pavilion area. Chief Newhall requested council’s permission to sell old body cameras to Franconia Township.
- c. Public Works Director Steven Coll summarized the activities of the Public Works Department over the month of April. Mr. Coll reported that the department will complete work for a NOVA Chip program with Telford, continue brush collection, open the Borough pool, finish the basketball court painting, and hang banners in the coming month of May.
- d. Borough Solicitor John Torrente highlighted his monthly report to council.
- e. Acting Borough Manager Sara Jarrett-Eaton thanked council for the opportunity to serve as the acting manager and expressed that it had been an eventful few weeks. She had no report until the business items.

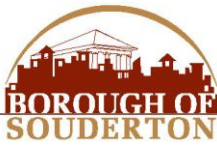
Public Comment:

Laura Weldner of 13 N Hunsberger Lane – Ms. Weldner addressed council regarding the light at Broad and Hunsberger that has been out for 6 months. Councilor Sholly responded that he would reach out again to PPL but the Borough was not permitted to fix the light. She commented on the vandalism at the park and Mrs. Jarrett-Eaton clarified the procedures for securing the restrooms at the park. Ms. Hunsberger expressed concern about the use of fertilizer and weed killer on Borough property and roadways. Mr. Coll did not believe that they were being used and that no Borough employees were certified for applying the chemicals.

Business:

- a. Assignment of Sublease for SEPTA Train Station Lease- SAFE Restaurants
A motion made by Councilor Munden and seconded by Councilor Littlefield, to approve the Assignment of Sublease to SAFE Restaurants, LLC at 2 West Broad Street or the Souderton Train Station., subject to the condition that SEPTA consents to the Assignment.

Councilor Sholly asked for clarification on the lease terms.



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- b. Award Bid- Mowing Contract 2024 Season
A motion made by Councilor Sholly and seconded by Councilor Munden, to approve the 2024 Mowing Program bid award to Mid-Atlantic Property Maintenance, LLC for an amount not to exceed \$64,260.00.
- c. Solid Waste Contract (J.P. Mascaro) - Award Optional Extension (2 years)
A motion made by Councilor Munden and seconded by Councilor Rogers, to approve the Solid Waste Contract extension to J.P. Mascaro & Sons through December 31, 2026 with prices set by their December 2021 bid.

Councilor Huber asked about the cost implications for residents. The Borough anticipates about a \$5 increase per quarter. Mrs. Jarrett-Eaton spoke with representatives of J.P. Mascaro and they reported increases for new contracts to be between 60 and 90 % and recommended to council to take the extensions through 2026.

- d. Ord. #24-760-02- Amending Non-Uniformed Employee Pension Plan
A motion made by Councilor Sholly and seconded by Councilor Littlefield, to table the advertised Non-Uniformed Employee Pension Ordinance # 24-760-02 to a later meeting date.

Mrs. Jarrett-Eaton requested that council postpone these adjustments until about the fall and will work with the pension administrator for proper changes and to conduct an actuarial cost analysis.

- e. **Councilor Sholly made a motion to amend the agenda under section 7 to add item E to sell body cameras to a neighboring township for consideration. The motion was seconded by Councilor Rogers and passed unanimously.**

Councilor Sholly made a motion to sell body cameras to Franconia Township Police Department at a cost of \$900.00. The motion was seconded by Councilor Rogers and passed unanimously.

There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Sara E. Jarrett-Eaton, Borough Secretary

Transcribed by Christine Nicholas, Administrative Assistant