

Borough Council Work Session

March 15, 2021

The monthly Work Session meeting of Souderton Borough Council, held on the above date, was called to order by President Brian K. Goshow at 7:00 p.m. Council President Brian Goshow noted that this in-person meeting is also available for Borough Council and the public to access virtually through Zoom. Vice-President Julie Munden is coordinating Zoom access this evening. The Borough Council Work Session meeting was attended by the following members and staff:

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| President Brian K. Goshow | Councillor Edward Huber |
| Vice-President Julie Munden | Mayor John R. Reynolds |
| Councillor Donna Rogers | |
| Councillor Ned Leight | |
| Councillor Daniel Yocum | Borough Manager P. Michael Coll |
| Councillor Matt Mscichowski | Police Chief Brian A. Newhall |
| Councillor Daryl Littlefield | Public Works Director Steven Coll |

Absent from the work session was Councillor Richard Godshall

PRESENTATION

Brian Grant, representing Select Properties and School Lane Development, attended the work session to discuss the status of the Berkeley Court Phase 2B land development plan. Brian Grant provided Borough Council with an overview of the development plan. The development will consist of the construction of additional townhomes behind the existing homes on Chestnut Street and on School Lane. The interior of the site will contain combined use buildings and commercial pad sites along with a restaurant. The site will also feature a plaza area and a neighborhood park. Most of the civil engineering is complete and permits have been secured from the Montgomery County Conservation District and the Department of Environmental Protection. The PennDOT Highway Occupancy Permitting is nearly complete with the developer agreeing to signalize the Route 309 south bound off ramp to Route 113 in Hilltown Township. The developer intends to construct the remaining development in two phases, illustrated on the plans as Phase 2B1 and Phase 2B2.

The developer has executed a lease agreement with Dollar General to construct a store on commercial pad site “A” at the County Line Road entrance to the site. The deadline to turn the building over is January, 2022. This commercial building will be part of construction Phase 2B1, which includes the completion of Market Street, 18 townhomes behind the Chestnut Street units, improvements to the parking lot for neighboring Jesse’s Barbeque and the completion of improvements along County Line Road. Phase 2B1 will also include the construction of the main combined use building which will serve as a model to market the other remaining buildings. The developer will appear before the

Souderton Planning Commission on Wednesday, March 31, 2021 to further discuss the development plans with anticipation of consideration of conditional approval. The development will be discussed again at the April 5, 2021 Borough Council meeting.

POLICE COMMITTEE

Police Chief Brian Newhall reviewed police department activities for the month of February, 2021. Chief Newhall noted that the Souderton Police will be participating in the April 24th Drug Take Back Program with the Montgomery County District Attorney. The police will continue to take back prescription drugs at any time through the year. Body cameras have been ordered and should be shipped out in the near future. Preparations are underway to put this equipment into use. Chief Newhall reported that he and his officers are wearing a newer style equipment vest.

HIGHWAY COMMITTEE

Public Works Director Steven Coll circulated and summarized his monthly report of public works activities. February was a very active month with snow events. Nearly 39 inches of snow has fallen in the region. A priority for Borough forces was to keep the alleys open and accessible for the trucks and crews to collect the trash totes. This was a stressful few weeks since Advanced Disposal will not service totes if there are buried or blocked by snow. We have 60 to 70 tons of salt on hand which should be sufficient to get us through the remaining winter season.

Crews removed the picnic tables from the pavilion to complete much needed repairs. The tables are in storage and will be returned to the pavilion in the next few weeks as the weather improves.

A sewer lateral was replaced for a property in the 500 block of Garfield Avenue. At some point the sewer main will need to be replaced through the block. Crews will begin the replacement of a sewer main on Wile Avenue from Reliance Road to the Scout Cabin, ahead of the planned water main replacement project by North Penn Water Authority that is expected to start in early April. All utility work on Wile Avenue will be complete prior to the opening of the pool.

The wheel loader has been serviced and several deferred repairs have been completed. Gouldey Welding will be repairing the dump body on one of our trucks. Progress is being made to sell some of our old and discarded equipment.

Steve Coll noted that he and foreman Tim Kelly reviewed a series of applications received for the laborer position with the Public Works Department, narrowing the field to three. We expect to fill the position in early April.

Borough Manager Michael Coll provided a tabulation of eight proposal received for site engineering services for the new public works facility at 160 Cherry Lane. While Boucher and James provided the lowest proposal, they did not account for any meeting time expenses. The next lowest proposal from CKS Engineers appeared to be slightly more comprehensive and provided some time for meeting attendance. A recommendation was made to accept the proposal of CKS Engineers to complete this project in conjunction with Architects Phillips and Donovan.

SANITATION COMMITTEE

Borough Manager Michael Coll reported that special legal counsel continues to work on a new Sewer Ordinance based on more current DEP models which will also include a specific discharge permit for the Leidy's facility. We are currently reviewing the draft and more discussion will be scheduled for the April work session.

RECREATION COMMITTEE

Borough Council reviewed the proposed schedule for the 2021 summer pool season. The Borough Manager discussed the membership application and associated policies. He expects to begin selling memberships by the end of March. Daily admissions will only be available Monday through Fridays to access the pool, weekends will only be available to pool members to avoid overcrowding and difficulties in maintaining appropriate social distancing in conformity with COVID guidelines. Memberships and daily admissions must be purchased through the Borough Office. The special pool committee will be meeting on March 17th with Bennington Pool Services to finalize a management services agreement for lifeguard staffing, management and planning services. A revised lease agreement has been finalized for the concession stand. The Pool is expected to open Memorial Day weekend.

ADMINISTRATIVE COMMITTEE

Borough Council was provided with a tabulation of eight responses from engineering firms interested in serving as the Borough Engineer. Boucher and James has provided the most competitive hourly rate schedule for services in comparison to the other firms. The Borough Solicitor has circulated a letter concerning the Attorney General actions against former directors of Boucher and James for further review and discussion.

Souderton Borough has agreed to assist the Indian Valley Public Library with the implementation of the grant requirements to complete a roof replacement project on the library building. The Borough Manager assembled a bid package which was approved by the State to begin the bidding process. The Borough Manager recommended a motion to authorize the advertisement of bids for this project at the April Borough Council meeting. The bidding and contract administration will need to go through Souderton Borough with

reimbursement of costs from the library. We expect to have a recommendation for award at the May Borough Council meeting.

DEVELOPMENT COMMITTEE

Borough Manager Michael Coll reported that the Souderton Planning Commission discussed the Berkeley Court development plans at their March 3, 2021 meeting, as previously discussed by Brian Grant, and they also conducted a cursory review of a development plan proposed by Hoff Properties for the corner parcel of Berkeley Court Phase 1 at School Lane and East Broad Street. Hoff Properties proposed a combined use building on the corner with commercial space on the street level and 4 townhouse units above the commercial space. The Planning Commission expressed concern with the additional residential use on the corner. The site was also deed restricted by a prior owner against further residential uses.

PROPERTY COMMITTEE

The Borough Engineer completed the design of the Railroad Avenue Parking Lot improvement project and it has been advertised for bids. Bids are due and will be opened on Monday, March 29th with a recommendation for award scheduled for the April 5, 2021 Borough Council meeting. The project is estimated to cost approximately \$100,000, which will be offset by a \$50,000 State grant obtained through the effort and support of Representative Steve Malagari.

Approval was given to the request of the Souderton Soccer Association to conduct a Mother's Day Flower Sale in the Main Street parking lot.

There being no further business, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

P. Michael Coll, Secretary