

Regular Borough Council Meeting

May 1, 2017

The Regular Meeting of Souderton Borough Council, held on Monday, May 1, 2017, was called to order by Vice-President D. Jeffrey Gross at 7:00 p.m. Members of Borough Council present at the regular meeting included the following:

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

Absent from the meeting was Borough Council President Brian Goshow. The Invocation was given by Borough Councillor D. Jeffrey Gross, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the April 3, 2017 Regular Borough Council Meeting and April 2017 Work Sessions. A motion was made by Councillor Richard Halbom, seconded by Councillor Daniel Houser, to approve the minutes of the April 3, 2017 Regular Borough Council Meeting and April 2017 Work Sessions as presented. The motion was approved.

Vice-President Jeffrey Gross recognized Mark Cassel, Manager of Suburban Service Planning and Schedules with the Southeastern Pennsylvania Transportation Authority. Mark Cassel expressed his appreciation to Souderton Borough Council for permitting SEPTA to use the Souderton Municipal Building to hold a public hearing on Wednesday, May 10, 2017 for the purpose of presenting proposed revisions to the SEPTA 132 Bus Route. In response to public requests, SEPTA is proposing to modify the bus route into Hilltown Township to service the Care-n-Share Shop and associated shopping center. There is some challenge in accessing the shopping center given the lack of sidewalk but the plan seems to be workable and beneficial to the riders. There will be some modification to the stop for Valley Vista which will be moved to County Line Road and East Broad Street. Formal action by the SEPTA Board will follow the result of the May 10th public hearing.

Mayor John Reynolds discussed the Community Cleanup Day held on Saturday, April 22nd, which happened to be Earth Day this year. In excess of 80 volunteers participated in the event, working in the Community Park, Band Shell, and Town Clock and around the Community Pool. Additional crews worked in the Main Street parking lot and the N. Front Street parking lot. Approximately 46 yards of mulch was spread in the morning hours. Lunch and morning refreshments were provided through donations from Jesse's Barbeque, Landis Supermarket and the Broad Street Grind. Mayor Reynolds hopes that this can become an annual community event.

Mayor Reynolds also noted that Tuesday, May 16 is Primary Election Day, urging all residents to come out and participate.

Police Chief James Leary commented that he will provide and review the statistical and narrative reports at the May Borough Council Work Session. Police Chief Leary reported that the department has collected and disposed 162 pounds of prescription drugs through the prescription drug take back program, collected over the past six months.

The Borough Solicitor's report for the month of May, 2017 was distributed to Borough Council. The Borough Solicitor attended the April 17, 2017 Administrative Work Session to discuss the status of the Broad Theater. They addressed several telephone inquiries about the Broad Theater and attended the April 26, 2017 Sheriff Sale for the

Broad Theater. The Borough Solicitor also met with the Borough Manager regarding the Souderton Train Station lease.

Public Works Director Steven Coll distributed his monthly report to Borough Council.

Borough Manager Michael Coll reported that the Public Works Work Session scheduled for Monday, May 8th will be cancelled to permit the Borough manager and Councillor Richard Halbom to attend the annual conference of the Pennsylvania State Association of Boroughs in Hershey on May 7 through May 10. The Community Swimming Pool will open the 2017 season on Saturday, May 27, 2017. Borough Manager Michael Coll then discussed the agenda items for the meeting. A motion has been prepared to approve the purchase of a new mower under the COSTARS program. The mower has an 8 ½ feet mowing width and a contract purchase price of \$22,945.50. The purchase will be through the Capital Reserve Fund and is well below the budget allotment of \$50,000. The Borough Manager circulated a tabulation of quotes received to remove a total of twelve (12) Pin Oak Trees from the Hillside Cemetery. The lowest quote was from Landis Tree Service, Inc. at a price of \$10,950.00. Borough Manager Michael Coll discussed a recommendation to install air conditioning in the Swimming Pool Concession stand. The primary purpose of the air conditioning is to improve the operational efficiency of the refrigeration equipment in the stand during the summer. The excessive temperatures create a significant strain on the equipment to maintain required temperatures. The project will also require the replacement of the screens with glass windows and new serving windows. The serving windows in the screens have not functioned very well. We will also have to make arrangements with a mechanical contractor to modify the existing exhaust hood with make-up air. Bergey’s Electric has provided the best overall quote for the air conditioning equipment at \$13,500. Alderfer Glass has provided a quote of \$5,800 to install the new glass windows. With the installation of make-up air, the overall budget for the improvements will reach \$24,000 and will be funded through the Capital Reserve Fund. The savings on the mower purchase will be used towards these capital expenses. The Borough Manager noted the development of several roof leaks throughout the Municipal Building. Funds have been budgeted towards the start of improvements to the Municipal Building, with a recommendation to replace the roof as the priority expenditure for this budget year. A motion has been prepared to authorize the advertisement of bids.

Councillor Daniel Yocum circulated the April, 2017 edition of Historical Memories prepared by the Souderton-Telford Historical Society. This edition features baseball in Telford, noting that the rivalry between Souderton and Telford was very intense.

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

<u>GENERAL FUND</u>			
PECO Energy	\$848.22	Sudz In A Bucket	\$11.00
Comcast cable	353.45	Verizon	69.98
North Penn Water Authority	264.46	Verizon Wireless	223.64
PA DCED	128.00	Univest Bank & Trust Co.	250,583.33
PPL Electric Utilities	60.39	Bergey’s, Inc.	40.50
Verizon Wireless	40.01	Boucher & James, Inc.	9,759.93
Bergey’s, Inc.	123.30	Carquest	25.00
Blooming Glen Quarry	86.46	Clemens Uniform Rental	116.01
Clemens Uniform Rental	56.53	Code Inspections, Inc.	346.50
Cope’s Garage, Inc.	230.29	Cope’s Garage, Inc.	2,069.03
Delta Dental	1,307.10	Eagles Peak Spring Water, Inc.	19.15
Eagles Peak Spring Water, Inc.	42.15	Keystone Health Plan East	34,862.37
Fastenal	18.45	Landis, Hunsberger, Gingrich	855.00
Fromm Electric Supply Corp.	8.94	Markey Paper & Packaging, Inc.	149.46
George Allen Portable Toilets	150.00	Montg Co. Planning Commission	4,353.75
J. P. Mascaro & Sons	36,144.30	Moyer Indoor/Outdoor	2,504.07
John R. Young & Co.	549.45	North American Benefits Co.	1,049.82
Metlife	5,759.85	Plasterer Equipment Co., Inc.	75.60
Nationwide Trust Company	3,108.83	PPL Electric Utilities	243.13
Netcarrier Telecom, Inc.	363.40	Ray’s Greenhouse	354.00

PECO Energy	\$187.57	Sherwin Williams	\$111.72
PA One Call System	79.54	Univest VISA	1,211.19
PPL Electric Utilities	1,973.43	Unum Insurance Company	928.92
PPL Electric Utilities	127.19	Total General Fund	\$361,974.41

SEWER FUND

Comcast Cable	\$84.90	PPL Electric Utilities	\$519.64
North Penn Water Authority	165.50	Richter Drafting Office Supply	57.44
Suburban Water Testing Labs	5,059.52	Shelly Enterprises USLBM, LLC	4.76
1 st Defense Fire Protection	90.00	TRM Telford Recycling	530.00
Blooming Glen Quarry	2,910.00	Verizon	68.46
Cintas First Aid & Safety	101.02	Bearings & Drives Solutions	247.00
Clemens Uniform Rental	42.75	Blooming Glen Quarry	2,470.00
Commonwealth Precast, Inc.	3,528.00	Clemens Uniform Rental	85.50
Coyne Chemical	4,428.85	EVOQUA Water Technologies	2,601.25
Delta Dental	321.47	G. A. Peak	7,807.50
EPWPCOA, Inc.	120.00	Good Plumbing Heating A/C, Inc.	484.33
EVOQUA Water Technologies	2,599.88	Keystone Health Plan East	7,872.78
Excelsior Blower Systems, Inc.	1,196.00	Mary M. Koehler	267.04
Fisher Scientific	252.18	Maryland Biochemical Co., Inc.	1,549.52
G. A. Peak	11,250.00	Naceville Materials	620.58
George's Tool Rental	2,490.90	North American Benefits Co.	255.86
Gouldey Welding & Fabrication	81.25	NYCO Corporation	12.11
Hajoca Corporation	1,563.52	PPL Electric Utilities	17,941.99
J. P. Mascaro & Sons	600.00	Richter Drafting Office Supply	2.10
Jesse Baro, Inc.	3,427.98	Shelly Enterprises- USLBM, LLC	22.60
Markey Paper & Packaging, Inc.	33.77	Suburban Water Testing Labs	334.08
Metlife	92.28	TRM-Telford Recycling	895.00
Moyer Indoor/Outdoor	155.68	Unum Insurance Company	239.54
Naceville Materials	2,035.16	USA Blue Book	858.70
Netcarrier Telecom, Inc.	159.82	Total Sewer Fund	\$88,538.21

POOL FUND

Comcast Cable	\$207.46	Netcarrier Telecom, Inc.	\$121.08
North Penn Water Authority	13.15	PECO Energy	102.78
Montg County Treasurer	145.00	PPL Electric Utilities	548.65
Airgas National Carbonation	410.20		
Moyer Indoor/Outdoor	196.50	Total Pool Fund	\$1,744.82

CAPITAL RESERVE FUND

Univest Bank & Trust Company	\$501,781.25	Univest Capital	\$3,155.23
Boucher & James, Inc.	2,326.02		
Phillips Donovan Architects	210.00	Total Capital Reserve Fund	\$507,472.50

LIQUID FUELS FUND

Established Traffic Control	\$150.00	PPL Electric Utilities	\$7,131.93
Home Depot	65.92	Signal Control Products, Inc.	220.00
PPL Electric Utilities	420.70	Total Liquid Fuels Fund	\$7,988.55

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

Vice-President Jeffrey Gross opened the floor to the audience who may wish to address Borough Council on any topic or matter of concern.

Charl Wellner, 18 N Hunsberger Lane, expressed appreciation to the volunteers that came out to participate in the Souderton Borough Community Cleanup Day event. She questioned how the event was advertised since she did not see any notice of the event. The Borough Manager noted that the event was discussed at several work sessions and was posted to the web site and placed on the Borough's digital sign on Main Street.

Richard D'Amico of Consign for Design expressed enthusiasm over the recent community events and the progress on the Souderton Train Station project and Broad theater property. He then introduced Harry Boardman who has purchased and is renovating

the former mill building at 105 N. Main Street as his residence and as an art gallery. Harry Boardman discussed his renovation plans that they have been working on for the past 2 ½ years. He and his wife reside at the property and they created an art gallery for local artists to display their art. He is looking to create additional retail space to complement the art gallery and the main Streets community. They had a soft opening by appointment and are planning a grand opening event for Friday, May 19, 2017 in conjunction with Main Streets Third Friday's events.

There being no further public comment, Vice-President Jeffrey Gross moved to the business items on the Agenda, with the first item concerning the purchase of new mowing equipment.

A motion was made by Councillor Ned Leight, and seconded by Councillor Daniel Houser, to approve the purchase of a Hustler Super 104 wide-area mower through Trumbauer's Lawn & Recreation, Inc. under PA COSTARS contract for a purchase price of \$22,945.50. The motion was approved.

A motion was made by Councillor Richard Halbom, and seconded by Councillor Daniel Houser, to accept the quotation of Landis Tree Service, Inc., 307 Morwood Road, Telford, PA to remove twelve pin oak trees from the Hillside Cemetery property at a complete cost of \$10,950.00. The motion was approved. The Borough Manager noted that this expense will be paid by designated Hillside Cemetery Funds.

A motion was made by Councillor Daniel Yocum, and seconded by Councillor Ned Leight, to approve the quotation of Bergey's Electric to install two Mitsubishi single zone cooling units in the Souderton Pool Concession stand for a complete price of \$13,500.00. The motion was approved.

Councillor Richard Godshall verified with the Borough Manager that this capital project was not specifically included in the 2017 Budget; however, it appears that sufficient funding will be available within the Capital Reserve Fund to cover these expenses from the economies of other planned and budgeted expenses.

Councillor Daniel Houser excused himself from the meeting at 8:05 pm to attend a meeting with Telford Borough.

A motion was made by Councillor Richard Halbom, and seconded by Councillor Ned Leight, to approve the quotation of Alderfer Glass Company to replace the screens at the Souderton Pool Concession Stand with two glass serving windows at an installed price of \$5,800.00. The motion was approved.

A motion was made by Councillor Richard Godshall, and seconded by Councillor Richard Halbom, to authorize the advertisement of bids to replace the roof system on the Souderton Municipal Building. The motion was approved.

There being no further business, the meeting was adjourned at 8:10 pm.

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – Cancelled due to PSAB Conference

The monthly Public Works Work Session was cancelled for the month of May to accommodate attendance by the Borough Manager and Councillor Richard Halbom at the annual conference of the Pennsylvania State Association of Boroughs which was held at the Hershey Lodge on May 7 through May 10.

Administrative Work Session- May 15, 2017 (7:00pm-9:00pm)

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

Staff Attendees: Police Chief James P. Leary, Code Enforcement Officer Steven Toy and Borough Manager Michael Coll.

Presentation

The work session began with a presentation by Clayton Heckler, accompanied by John Heckler, to discuss the status of the High School Redevelopment project and the status of concept plans for the balance of the site. Ryan Homes is working on the construction of the townhomes in Phase 2A. Construction of the Chestnut Street units is complete and they are now beginning construction of the townhouse units along N. School Lane.

Since the last meeting the developer met with representatives of the Montgomery County Planning Commission and they discussed alternative concept plans with planning and marketing consultants. During prior conversations, Borough Council expressed concern with the amount of up to 200 apartment units within the interior. This latest concept plan will significantly drop the residential units, adding 24 new townhouse dwellings within the interior along with townhome style units over commercial. The developer maintained their desire to construct a second row of townhouse units along Chestnut Street and along N. School Lane. Parking space requirements dropped from 800 to 500 spaces with the reduction of residential.

Clay Heckler discussed modeling the interior of the development towards the “Crossroads at Walden” a Charter Homes & Neighborhoods development located in Mechanicsburg, Pennsylvania. This development features a townhouse style unit over a street level commercial unit. This development is currently sold out and seems to be a good model for Souderton. Borough Council members continued to express concern with too much of the same residential townhouse use. They discussed merging the “Walden” model into the concept plan and eliminating the additional 24 townhouse units within the interior. They further expressed continued concern over the additional townhomes along Chestnut Street and N. School Lane.

1. Police Committee

- a. Chief Leary reviewed his statistical and narrative reports of police activity through the month of April, 2017.
- b. Chief Leary noted that Telford Borough is considering a brake retarder restriction; however, Chief Leary has no recommendation for Souderton at this time.

2. Administrative Committee

- a. Borough Manager Michael Coll reported that the LCB has formally voted to deny the application for an Economic License to FASE Restaurants. There was not stated reason for the denial; the action was simply stated as taken at the discretion of the Board. FASE Restaurants will pursue operations under a distiller license. SEPTA legal counsel has completed review of the proposed lease agreement offering a number of relatively minor revisions. SEPTA is requiring up to \$6,000,000 in coverage by the tenants which seems excessive.

The Borough does maintain this limit under our umbrella policy. We will work to try to resolve an affordable insurance limit for the tenants. We plan to recommend formal approval of the lease agreement for the Souderton train station at the June 5th Borough Council meeting.

- b. The General Contractor will be returning to complete punch list items for all three buildings. Representatives of Borough Council met with a local resident who expressed interest in locating a restaurant and catering service at the Freight Building. Further discussion and meeting are planned later in the month. There is not current interest in the small Wait Building. Crews completed some interior renovations in the wait Building and will be starting up the remaining site work over the summer months. Borough Council suggested a more aggressive marketing approach for the Wait Building.
- c. Borough Manager Michael Coll reviewed the agenda items discussed at the annual conference of the Pennsylvania State Boroughs Association.

3. Development Committee

- a. Borough Manager Michael Coll reviewed the status of the Berkeley Court Phase 1 development. The Borough Manager met a few months ago with the Borough Engineer, Borough Solicitor and developer Tim Hendricks on matters involving the completion public improvements for Phase 1. The stacked townhomes are complete but site work remains incomplete. H & K Group is the holder of the bonds and they recently contacted the Borough for a punch list with plans to complete the outstanding items on their own behalf to relieve themselves of the obligations associated with this development. They will probably take separate action against developer Timothy Hendricks.

a. Finance Committee

- a. Borough Manager Michael Coll discussed PA State Act 172 of 2016 which became effective January 1, 2017. This act provides municipalities with the option to offer real estate or earned income tax credit to active members of a volunteer fire company and nonprofit emergency medical service agency. The municipality must work with the Fire Chief to determine eligibility criteria. Various municipal organizations are working on guidance to implement this program, with most suggesting consideration of a credit to the earned income tax only.
- b. Borough Council discussed next steps to try to sell the Broad Theater property. Borough Council will meet on Monday, May 22 to tour the interior of the building in preparation for further discussion at the June Work Sessions.