

The mandatory biannual reorganization meeting of Souderton Borough Council was called to order on the above date by Mayor John R. Reynolds at 7:30 pm. Members of Borough Council in attendance included: Councillor Ned D. Leight, Councillor D. Jeffrey Gross, Councillor Richard L. Godshall, Councillor Andrew C. Schlosser, Councillor Brian K. Goshow, Councillor Steven J. Toy, Councillor Preston Miller, Councillor Richard Halbom and Councillor Kevin Souder.

Mayor John Reynolds took the Oath of Office before District Justice Kenneth Deatelhauser earlier in the day and began the reorganization meeting by administering the mandatory Oath of Office to newly elected Borough Councillors Richard L. Godshall, Brian K. Goshow, Ned D. Leight, Kevin Souder and Steven J. Toy.

Mayor John Reynolds reviewed the procedures for nominating and electing officers to the position of Borough Council President, Vice-President and President Pro-Tem. Mayor Reynolds then opened the floor for nominations for Borough Council President. Councillor Jeffrey Gross nominated Brian Goshow. A motion was then made by Councillor Andrew C. Schlosser, seconded by Councillor Steven Toy, to close the nominations for Borough Council President. The motion was approved by unanimous vote.

Mayor John Reynolds next opened the floor for nomination for Borough Council Vice-President. Councillor Jeffrey Gross nominated Andrew Schlosser. A motion was made by Councillor Jeffrey Gross and seconded by Councillor Ned Leight to close the nominations for Vice-President. The motion was approved by unanimous vote.

Mayor John Reynolds opened the floor for nominations for the position of President Pro-Tem. Councillor Steven Toy nominated Jeffrey Gross. A motion was made by Councillor Brian Goshow, seconded by Councillor Andrew Schlosser, to close the nominations for President Pro-Tem. The motion was approved by unanimous vote.

There being no further business, Mayor John Reynolds adjourned the Reorganization Meeting of Borough Council at 7:43 pm.

The Regular Meeting of Souderton Borough Council was then called to order by newly elected President Brian K. Goshow at 7:43 p.m. Members of Borough Council present at the regular meeting included the following:

President Brian K. Goshow	Councillor Kevin Souder
Vice-President Andrew C. Schlosser	Mayor John R. Reynolds
Councillor Ned D. Leight	
Councillor Jeffrey Gross	Junior Councillor Triston Loux
Councillor Richard Godshall	Solicitor Robert G. Bricker
Councillor Steven Toy	Borough Manager P. Michael Coll
Councillor Preston Miller	Public Works Director Steven R. Coll
Councillor Richard Halbom	Police Chief James P. Leary

The Invocation was given by Borough Manager P. Michael Coll, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the December 2, 2013, Regular Borough Council Meeting. There were no Borough Council work sessions during the month of December. A motion was made by Councillor Steven Toy, and seconded by Councillor Preston Miller, to approve the minutes of December 2, 2013 Borough Council Meeting as presented. The motion was approved.

Borough Manager P. Michael Coll noted that a letter was received from the

Souderton Mennonite Church expressing appreciation for the donations of Borough Council that were provided through the Souderton Police Department this Christmas season, enabling the church to pass the donations along to two families within their congregation.

President Brian Goshow next recognized Timothy Hendricks to update Borough Council on the status of concept plans for the redevelopment of the Souderton High School property. Timothy Hendricks began the presentation by noting that Borough Council raised concern over the phased demolition of the high school building. The developer confirmed that they will move forward with the complete demolition of the high school building upon approval of the land development plans.

Timothy Hendricks previously shared concept plans with members of Borough Council, expressing appreciation for the opportunity to review the concept plans with staff and members of Borough Council. Following recent staff level meetings the concept plan has been revised, highlighted as follows:

- Following conversations with Bruce Detweiler, the plan provides for a lot line adjustment to provide additional parking directly behind the Detweiler-Hershey office building. The entrances to the parking areas have been re-oriented to work with proposed entrances and drives within the development. Access easements will be granted accordingly.
- The proposed hotel building has been reduced slightly and is now situated parallel with County Line Road. A walkable connection will be provided between the hotel and the interior commercial buildings.
- The interior of the development now features a much larger plaza space.
- Settlement between Turnersville Estates and the Souderton School District is scheduled for the end of March, 2014. The remaining parcel in Hilltown Township is scheduled to settle in 2015.

Councillor Andrew Schlosser commented that the plan should show a projected parking calculation per building based on projected uses. Councillor Schlosser also questioned the status of reviews with PennDOT, DEP and the Conservation District.

Councillor Ned Leight questioned the status of the Hilltown parcel. Timothy Hendricks noted that the site is zoned as commercial and Hilltown has no desire to re-visit the zoning classification for the parcel. Therefore the site will have to be developed commercially.

Councillor Richard Godshall asked for clarification on the demolition. Timothy Hendricks responded that the developer plans to demolish the entire site, but concurrently with the demolition, would like to begin building some of the peripheral residential buildings either along School Lane or along Chestnut Street depending on how the demolition and grading plans work out. Demolition is projected to take six months to complete. In response to questions by Mayor Reynolds and Councillor Schlosser, the developer is looking at crushing concrete, brick and blacktop on site to be used as fill material within the development. Other demolition material will be recycled or taken to a landfill for disposal.

Timothy Hendricks noted that the commercial spaces may need to be adjusted as actual tenants become known. The plan attempts to be as flexible as possible to attract commercial users to the development. The developer is working with commercial marketing firms to locate potential tenants and to consult with building design.

Police Chief James P. Leary summarized his monthly report to Borough Council along with a few recent newspaper articles on cases that involved the Souderton Police Department. Chief Leary also reported on the Christmas contributions made to families in need, thanks to the generous support of Borough Council, the Rotary Club and the

community as a whole. Sergeant Scherzberg is recuperating from a serious infection and hopes to be back to work this month.

The Borough Solicitor's report for the month of December was distributed to Borough Council. The Solicitor completed the required documentation for the 2014 tax anticipation loan through Uninvest Bank and Trust Company. They have been working on documentation for the interim financing for the train station project. The Borough Solicitor reviewed the proposed Assignment Agreement for the lease between SEPTA and the Caboose Grill, Inc. They also attended a meeting with representatives of the Borough and the developer of the former high school property.

Public Works Director Steven Coll noted that his monthly report has been distributed to Borough Council.

Borough Manager Michael Coll reviewed the items scheduled for consideration by Borough Council. The first item concerns various staff appointments. The Borough Engineer has reviewed the bids received for the Chestnut Street Playground project and they are recommending award to Puhl's Landscape Company at a base bid price of \$267,200.05. This bid is well below the original estimate of \$301,895.00 as determined by the Borough Engineer. The Borough Manager noted that this contract will be funded by a \$195,000 Community Development Block Grant and private contributions raised through the efforts of Jennifer Ruggiero, Souderton Mennonite Church and the Chestnut Street Playground Community Cares fundraising project. The Borough Solicitor has prepared and advertised an ordinance to authorize the proposed interim financing for the train station project. This financing is intended to serve solely as bridge financing and will be repaid upon receipt of grant reimbursements. This obligation runs through 2017. A recommendation has also been made to approve the proposed assignment of the lease agreement between SEPTA and the Caboose Grill. Two Resolutions have also been prepared to reduce member contributions to each pension plan during the 2014 calendar year. The reduced member contributions have been accounted for in the preparation of the 2014 MMO Work Sheets for each of the plans.

Consideration was given to paying the bills for the month of December, 2013

GENERAL FUND

Airgas	\$95.59	Moyer	\$4,079.76
AT&T	42.01	Nationwide Trust Company	107.77
Boucher & James, Inc	40.00	Netcarrier Telecom, Inc	408.48
Bow Wow Products	136.00	Network Concepts	70.00
Clemens Uniform Rental	53.71	Nextel Communications	191.42
Del-Val International Truck	1,639.71	PA State Assoc of Boroughs	150.00
Freedom Systems Corp	352.95	PA State-CDL Testing Program	75.00
Fromm Electric Supply Corp	32.16	PA State-CDL Testing Program	65.00
HISI	4,740.00	PABCO	59.00
Independence Blue Cross	13,155.43	PECO Energy	320.49
Indian Creek Foundation	441.00	PA One Call System	17.00
Indian Valley Regional Planning	3,000.00	Richter Drafting Office Supply	669.46
Keystone Health Plan East	10,791.36	Shelly Enterprises, Inc	76.50
Markey Paper & Packaging, Inc	180.68	Suburban Propane	3,510.14
Midlantic Machinery	202.92	Sudz in a Bucket, Inc	49.50
North American Benefits Company	879.06	Trout Brothers, Inc	1,547.50
North Penn Water Authority	254.03	Uninvest Insurance, Inc	202.00
Pennsylvania One Call System	24.65	Uninvest VISA	169.47
Plasterer Equipment Co., Inc	786.45	Verizon Wireless	40.01
Suburban Propane	1,197.15	Weldon Auto Parts	87.71
Thomas Lawson	95.00	Wellington Sporting Goods	1,590.00
Trumbauers Lawn & Rec, Inc	110.10	Comcast Cable	236.98

Univest VISA	\$21.90	Country-Fair Cleaners	\$124.50
Univest VISA	158.40	Daniel Beardsley, Ltd	27.50
Unum Insurance Company	799.19	Freedom Systems Corp	4,810.62
Advanced Disposal	393.20	Fromm Electric Supply Corp	303.18
AT&T	42.01	Generations	6,000.00
Bricker, Landis, Hunsberger, LLC	2,647.50	Independence Blue Cross	13,155.43
Clemens Uniform Rental	217.94	Keystone Health Plan East	10,791.36
Commonwealth Precast, Inc	44.00	Meals on Wheels of IV	6,000.00
Cope's Garage, Inc	2,863.36	Metlife	7,188.04
Country-Fair Cleaners	247.50	Nationwide Trust Company	590.12
Daniel L. Beardsley, Ltd	83.75	Nationwide Trust Company	3,174.85
Delta Dental	1,328.32	North Penn Goodwill Service	4,250.00
Good Plumbing Heating A/C, Inc	648.81	Souderton Ambulance Assoc	4,500.00
Gouldey Welding & Fabrication	138.50	Souderton-Telford Main Streets	5,500.00
Jay R. Stover	1,326.00	Souderton-Telford Main Streets	500.00
JSC, Inc	1,514.55	Verizon	52.99
Lawson Products, Inc	163.76		
Montgomery Newspaper	892.47	Total General Fund	\$132,472.90

### SEWER FUND

Cardno BCM	\$1,655.00	Gouldey Welding & Fabrication	\$32,947.25
Clemens Uniform Rental	46.77	Hangley Aronchick Segal Pudlin	6,735.56
D & M Machine, Inc	144.00	Home Depot	44.37
Good Plumbing Heating A/C, Inc	266.08	Jesse Baro, Inc	3,686.29
HISI	997.00	KSG Industrial Supplies, Inc	884.54
Independence Blue Cross	1,570.89	Lawson Products, Inc	478.18
Jesse Baro, Inc	3,911.47	LRM, Inc	160.00
Keystone Health Plan East	3,402.04	Moyer	542.83
Markey Paper & Packaging, Inc	216.74	Nationwide Trust Company	60.62
Mike Nelson Consulting Service	85.00	Netcarrier Telecom, Inc	147.64
North American Benefits Company	324.89	PA DEP	125.00
North Penn Water Authority	99.90	Perkasie Regional Authority	750.00
Reuter & Hanney, Inc	3,590.00	PPL Electric Utilities	17,243.36
Shelly Enterprises, Inc	3.91	Reuter & Hanney, Inc	1,451.90
Tyler McCarthy	179.99	Sharon Roble	70.00
Univest VISA	184.00	Siemens Industry, Inc	4,498.16
Unum Insurance Company	267.57	Suburban Propane	342.48
Advanced Disposal	298.56	Suburban Water Testing Labs	1,965.00
All Industrial-Safety Products	184.40	Bearings & Drives Unlimited	778.00
Altek Business Systems, Inc	62.25	Eastern Diversified Services	6,574.19
Bearings & Drives Unlimited	15.95	Freedom Systems Corp	1,000.00
Bricker, Landis, Hunsberger, LLC	675.00	Independence Blue Cross	1,570.89
CCP Industries, Inc	170.04	Jesse Baro, Inc	2,360.92
Cintas First Aid & Safety	43.71	Keystone Health Plan East	3,402.04
Clemens Uniform Rental	187.08	Metlife	69.21
Comcast Cable	79.90	Motion Industries	1,742.02
Commonwealth of PA/DEP	1,250.00	Portnoff Law Associates, Ltd	1,120.25
Coyne Chemical	5,215.28	SC Engineers, Inc	3,393.80
Delta Dental	358.30	Siemens Industry, Inc	2,229.02
Essex Service Corporation	759.68	Verizon	59.36
Franc Environmental, Inc	25,400.00		
Fretz Enterprises	156.49	Total Sewer Fund	\$148,234.77

### POOL FUND

Airgas National Carbonation	\$44.00	PA DEP	\$50.00
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CAPITAL RESERVE FUND

John Deere Credit	\$12,132.03	Independence Constr Materials	\$1,208.06
Boucher & James, Inc	1,529.78	Landis Block & Concrete	2,223.55
Ecynbro Trucking	720.00	Shelly Enterprises, Inc	105.09
Hanover Architectural Product	283.20	Trout Brothers, Inc	3,842.25
High Bridge Stone Company	4,859.60		
Highway Materials, Inc	2,389.74	Total Capital Reserve Fund	\$29,293.30

LIQUID FUELS FUND

Established Traffic Control	\$493.84	PPL Electric Utilities	\$247.90
Signal Control Products, Inc	50.00		
PPL Electric Utilities	449.60	Total Liquid Fuels Fund	\$1,241.34

A motion was made by Councillor Preston Miller, and seconded by Councillor Richard Halbom, to pay the bills for the month of December, 2013, as presented. The motion was approved.

President Brian K. Goshow opened the floor to the audience for public comment. Stan Moyer, 30 W. Chestnut Street, expressed concern with the adjoining parking lot construction by Univest Bank and Trust Company. He expressed concern with the lack of marked boundary lines, storm water runoff and setbacks from his property. Borough Council approved the developed plans at the last meeting and the approved plans will be shared with him at the conclusion of this meeting.

There being no further comments from the audience, President Goshow moved to the scheduled items of business.

A motion was made by Councillor Richard Halbom, and seconded by Councillor Andrew Schlosser, to appoint P. Michael Coll, 458 Wile Avenue, Souderton, PA to serve as Borough Secretary and Borough Treasurer. The motion was approved.

A motion was made by Councillor Andrew Schlosser, and seconded by Councillor Preston Miller, to appoint Robert G. Bricker, of Bricker, Landis, Hunsberger and Gingrich, LLC to serve as Borough Solicitor. The motion was approved.

A motion was made by Councillor Jeffrey Gross, and seconded by Councillor Richard Godshall, to appoint the firm of Boucher and James, Incorporated to serve as Borough Engineer. The motion was approved.

A motion was made by Councillor Ned Leight, and seconded by Councillor Preston Miller, to appoint Styer Associates, Certified Public Accountants, to serve as Borough Auditor. The motion was approved.

A motion was made by Councillor Jeffrey Gross, and seconded by Councillor Steven Toy, to award the contract for the Chestnut Street Playground Project to Puhl's Landscape Company, Incorporated of West Conshohocken, Pennsylvania at a contract price of \$267,200.05. Councillor Richard Halbom asked if the Borough Engineer thoroughly investigated the background of this company. The Borough Manager noted that all references were contacted, the company supplied all required CDBG forms and there is nothing to suggest that they should not be awarded the contract. President Brian Goshow noted that the bid documents provided for a series of options for playground pieces and wanted to confirm that the playground equipment to be utilized by this contractor is acceptable to the Chestnut Street Playground Fundraising committee and Souderton Mennonite Church. The Borough Manager confirmed that both groups participated with the selection of approved playground pieces. There being no further questions, the motion was approved.

A motion was made by Councillor Preston Miller and seconded by Councillor

Andrew Schlosser to enact Ordinance No. 14-713-01 authorizing the issuance of a \$500,000 General Obligation Note to be used as interim financing for the Souderton Train Station Restoration project. The motion was approved.

A motion was made by Councillor Richard Halbom and seconded by Councillor Richard Godshall to approve and authorize the execution of an Assignment Agreement between the Borough and SEPTA concerning the lease agreement between Caboose Grill, Incorporated and SEPTA for the Train Station building. The motion was approved.

A motion was made by Councillor Preston Miller and seconded by Councillor Steven Toy to approve and adopt Resolution 2014-01 reducing member contributions to the Police Pension Plan for the 2014 calendar year. The motion was approved.

A motion was made by Councillor Preston Miller and seconded by Councillor Richard Halbom to approve and adopt Resolution 2014-02 reducing member contributions to the Non-Uniformed Employee Pension Plan for the 2014 calendar year. The motion was approved.

There being no further business, the meeting was adjourned at 8:43 pm.

Respectfully submitted,

P. Michael Coll, Secretary

## **WORK SESSION MINUTES AND COMMITTEE REPORTS**

### ***Public Works Work Session – January 13, 2014 (7:00pm-9:30pm)***

Council Attendees: John Reynolds, Brian Goshaw, Jeffrey Gross, Richard Godshall, Andrew Schlosser, Steven Toy, Preston Miller, Richard Halbom and Kevin Souder.  
Staff Attendees: Police Chief Jim Leary, Public Works Director Steven Coll and Borough Manager Michael Coll.

### **POLICE CHIEF REPORT**

Police Chief Jim Leary reported to Borough Council that Sergeant Kurt Scherzberg will begin light administrative duty. The Chief reported on recent crime activity and provided the statistical report of the department for the month of December, 2013.

#### **1. Sanitation Committee**

- a. The Discharge Monitoring Report for the month of December will be files with no exceptions to permit limitations. Crews have been working to troubleshoot a problem with the rotation of the clarifier arm that was just repaired. It was determined that the underground conduit was badly deteriorated and created a short in the power lines to the motor. An electrical contractor was called in to replace the underground conduit and install new electric lines to the motor.
- b. Borough Manager P. Michael Coll requested an executive Session at the end of the agenda to discuss the status of the DEP Consent Assessment concerning violations that were cited in 2012.
- c. Borough Council discussed the model Sewer Use Ordinance and Sewer Use Permits as recommended by DEP for industrial and commercial users of the sanitary sewer system. Members authorized the Borough Solicitor and

Borough Engineer to proceed with drafting the proposed ordinance for formal consideration.

- d. Members further discussed the issue of a single hauler contract service for residential trash collection. A suggestion was made to obtain sample bid documents, perhaps using Silverdale, Chalfont and Sellersville as models. Discussions were held concerning possible methods of implementation, collection frequency, collection days and billing for services. A suggestion was made to develop a draft RFP, hold a public hearing with area haulers, hold a public hearing with residents, seek formal bids and depending on the results, seek to implement the system beginning of 2015.

## **2. Highway Committee**

- a. Steven Coll reported on activities of the highway department and projects scheduled for the coming month.
- b. Public Works Director Steven Coll reported that weather since early December has hampered leaf collection efforts. Frozen, snow covered leaves simply cannot be picked up through the leaf vacuum equipment. Crews worked on collections as weather conditions permitted and they expect to complete the remaining northwest section of the Borough by the end of the week. A few spot piles will be picked up in other spots that were already collected.
- c. The Borough purchased 9 loads of salt already this winter season to address a total of just under 20" of snow this season.
- d. This winter weather is already affecting roads; crews will maintain pot holes with cold patch as weather conditions permit.
- e. Highway employee Tim Kelly will be out for an extended period of time due to an off-duty disability and serious knee injury through his activity as a volunteer firefighter with a neighboring department. He is expected to be out through late February.
- f. A discussion was held about the condition of the oil fired heaters in the old highway garage on Second Street. The units are unreliable and the cost of fuel oil to heat the building is becoming expensive. A quote was received from Moyer Indoor/Outdoor to replace the units with gas fired heaters at a cost of \$17,625. The work also includes running new gas lines to the building. The newer building has gas units. Borough Council expressed concern with the overall cost and requested that more quotes be obtained before moving forward.

## **3. Sidewalk Committee**

- a. Brian Goshow reported that Councillor Ned Leight will retain his chairmanship of the Sidewalk Committee, but will be unable to attend work sessions on the second Monday. He will attend the Administrative Work Session and will be available to discuss sidewalk issues at that time. Sidewalk matters will continue to be listed on the Public Works Work Session agenda. President Goshow noted that the Borough should consider a stronger, more pro-active, policy towards sidewalk replacements.

## **4. Recreation Committee**

- a. Contract documents have been sent out to Puhl's Landscaping Company for the Chestnut Street Playground project. A pre-construction meeting will be scheduled towards the end of January. Jennifer Ruggiero requests that the Borough set up a ground breaking ceremony for the project.
- b. Borough Manager Michael Coll noted that weather conditions in early December did not permit the crew to install the ice skating rink. In all probability the rink will not be set up this season. A suggestion was made to

look at the lawn Avenue Park ballfield as a possible alternative location for the skating rink. The area is already fenced, there is some lighting and the field may be more level. This may be a more suitable and feasible alternative to grading an area at the Community Park.

- c. Councillor Steven Toy reported that Souderton-Telford Main Streets would like to host another Art jam in the Community Park this fall and needs to begin planning now to attract crafters for beer and wine to participate in the event. Borough Council extended authorization to plan and host the event.

## **5. Property Committee**

- a. Borough Manager Michael Coll reported that George Donovan is scheduled to begin field surveys for the train station project.
- b. Franconia Township noted that when they constructed the traffic signal at Cherry Lane and the Souderton-Hatfield Pike, Scholl Brothers voluntarily widened the intersection, but did not formally grant an easement for the additional right of way to the Township. Since this property is now owned by Souderton Borough, Franconia Township is requesting our signature on the easement documents that were originally prepared but not executed. The easement reflects existing conditions. Borough Council authorized the execution of the proposed agreement.
- c. Borough Manager Michael Coll noted that Scott Clemens of the former John T. Fretz Insurance Agency has graciously offered to donate office furniture to Main Streets and to Souderton Borough. Main Streets will be relocating their offices to the second floor of 18 West Chestnut Street, which is now owned by Univest Corporation. Main Streets has indicated a desire to possibly take back the large conference table and chairs from the Souderton Borough Office and they will be receiving a number of desks and office furniture from the John Fretz Insurance Office. Souderton Borough will be receiving a number of file cabinets, chairs and a conference room table from John Fretz Insurance. All items will be stored at the Cherry Lane garage until plans are finalized for the offices of main Streets.

## **Executive Session**

Borough Council adjourned to Executive Session at 8:45pm for the purpose of discussing litigation associated with the Department of Environmental Protection for violations that occurred during 2012. The executive Session adjourned at 9:30pm without any further business.

## ***Administrative Work Session – January 20, 2014 (7:00pm-8:30pm)***

Council Attendees: John Reynolds, Ned Leight, Jeffrey Gross, Richard Godshall, Andrew Schlosser, Steven Toy, Preston Miller, Richard Halbom and Kevin Souder. Junior Councillor Triston Loux.

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

### **1. Police Committee**

- a. Chief Leary reviewed the 2013 year end budget report for the Police Department expenditures. Full time salaries down due to retirement of Officers gale and detective Kelly. The full time officers were replaced with part time officers, which served to escalate part time salaries but reduced overtime expenses, holiday pay and other full time benefits. While budgets for the department have been rather frugal from 2010 to the present, Chief Leary does anticipate bringing on new full time officers in 2014, training expenses, uniforms expenses, firearms are expected to increase to budget allocations.



The 2014 Budget will also reflect the purchase of a new SUV as budgeted to replace the Dodge Charger. This vehicle will be purchased under a “Bid Assist” program through General Motors and Bergey’s, with the purchase price matching the Pennsylvania State Contract price. While expenses will increase over 2013 levels, the Police Department fully expects to operate within budget parameters set forth for the 2014 calendar year.

- b. Chief Leary discussed the proposed hiring process for the replacement of two full time police officers. We will be looking to hire two patrol officers at staggered times during 2014, the first being sometime in March and the second sometime in June.

## **2. Administrative Committee**

- a. Civil Borough Council was reminded of the need to fill the vacancy on the Civil Service Commission as soon as possible so there is a full Commission in place to finalize the certification of eligible patrol officers. A recommendation was made to appoint Edward Huber to fill this position.
- b. Code Enforcement Officer Carl Stuart is expected to formally retire from the Borough at the end of April, 2014. The Borough advertised this position in December with an open application period through January 15, 2014. A total of ten applications were received for the position, with up to six candidates to be brought in for interviews. A recommendation will be brought before Borough Council in February.

## **3. Development Committee**

- a. Borough Manager Michael Coll reported on the status of the Lacher Insurance Land Development Plan. The Souderton Planning Commission met on January 15, 2014 and extended conditional approval of the proposed plan, which included a number of waivers from SALDO, mostly concerning landscaping matters. The office expansion is anticipated to be built in two phases. The first phase is expected to begin upon approval, with expected growth over the next several years determining startup of the second phase. A motion will be prepared to approve the land development along with the waiver requests at the February Borough Council meeting.
- b. Borough Manager Michael Coll reviewed the status of the conceptual development plan for the remainder of the high school property. A staff level meeting with developer Tim Hendricks and his engineer is scheduled for January 22<sup>nd</sup>. We are anticipating that formal land development plans will be prepared for the February 19<sup>th</sup> meeting of the Souderton Planning Commission. Discussions centered on concerns with the location of crushing equipment, construction vehicle access and compaction of fill materials. A conversation was held about the potential for salvaging architectural features from the original high school building. If there is any thought on this, Borough Council members should be made aware in order to discuss with the developer.
- c. Councillor Richard Halbom discussed a proposal to re-adopt the 2009 International Property Maintenance Code, with provisions to amend and strengthen Section 308 of this code with a proposed “Junk Ordinance” to address matters by Chief Leary at several work sessions.
- d. Borough Manager Michael Coll noted that some preliminary work was completed on the BID planning project and the consultant will be contacted for a status report.
- e. Committee members discussed planning priorities to be addressed through the planning assistance contract that the Borough has with the Montgomery County Planning Commission. The major project is to develop a new fully codified Zoning Ordinance, but a few outstanding issues remain. The issues concern the C-1 Commercial District, Sign Ordinance provisions, certain

provisions of the parking ordinance, language for outdoor dining and certain prohibited uses within the Industrial Zoning District.

#### **4. Finance Committee**

- a. Borough Manager Michael Coll reviewed the 2013 year end budget report with members of Borough Council for all active funds. Borough Auditor Styer associates will begin their audit of the funds and prepare the general purpose financial statements.