

Regular Borough Council Meeting

March 3, 2014

The Regular Meeting of Souderton Borough Council, held on Monday, March 3, 2014, was called to order by President Brian K. Goshow at 7:30 p.m. Members of Borough Council present at the regular meeting included the following:

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

The Invocation was given by Councillor Ned D. Leight, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the February 3, 2014 Regular Borough Council Meeting. A motion was made by Councillor Preston Miller, seconded by Councillor Richard Halbom, to approve the minutes of the February 3, 2014 Regular Borough Council Meeting and February 2014 Work Sessions as presented. The motion was approved.

Under correspondence, Borough Manager Michael Coll noted that a letter of resignation has been received from Councillor Steven Toy which is the subject later in the agenda.

Police Chief James Leary reviewed his monthly statistical and narrative reports to Borough Council.

The Borough Solicitor’s report for the month of March, 2014 was distributed to Borough Council. The Borough Solicitor reported that they are completing the documentation for the interim borrowing for the train station project. The Solicitor had several telephone conversations with SEPTA regarding the train station lease. The Borough Solicitor will be reviewing the proposed amendments to the Property Maintenance Code.

Public Works Director Steven Coll distributed his monthly report to Borough Council. In addition to his report, he noted that all February salt deliveries have now been received, with nearly 125 tons of salt now in stock. With the deliveries, the Borough was able to return loads of salt borrowed from Franconia Township and Telford Borough.

Borough Manager Michael Coll reported on the agenda items scheduled for consideration. The first item of business is consideration of the letter of resignation from Councillor Steven Toy. Steven Toy has resigned his position on Borough Council to apply for the Code Enforcement Officer position with Souderton Borough. Bids were received and opened at a public hearing this afternoon for road materials. The bids were reviewed and tabulated with a recommendation to award Naceville Materials with a contract to supply 2-RC modified stone and AASHTO No 57 stone; and to award H & K Materials with the contract to supply bituminous materials.

Consideration was given to paying the bills for the month of February, 2014.

<u>GENERAL FUND</u>			
Advanced Disposal	\$393.20	Pendergast Safety Equipment	\$56.04
AT & T	46.04	Petty Cash Fund	184.84
Clemens Uniform Rental	182.59	Postmaster, Lansdale	20.00
Comcast Cable	84.85	PPL Electric Utilities	333.28
David A. Freed	323.00	Sitecats Web Development	264.00
Fretz Enterprises	12.86	Suburban Propane	865.64
Georges Tool Rental	15.40	Towamencin Township	4,500.00

Highway Materials, Inc.	145.23	Verizon Wireless	40.03
Home Depot	66.45	Weldon Auto Parts	304.32
Independence Blue Cross	13,155.43	Wise Electric	822.49
Indian Creek Foundation	441.00	Advanced Disposal	393.20
K. J. Door Services, Inc.	684.27	AT&T	42.32
Keystone Health Plan East	10,791.36	Clemens Uniform Rental	174.60
Markey Paper & Packaging	303.50	Comcast Cable	268.00
Montgomery Newspaper	164.01	Cope's Garage, Inc	2,109.63
Naceville Materials	62.90	D. L. Beardsley, Ltd.	329.35
Nelson Wire Rope Corp	86.80	E. M. Kutz, Inc	510.84
Netcarrier Telecom, Inc	404.43	Independence Blue Cross	11,584.54
North American Benefits Co	886.49	Indian Creek Foundation	441.00
Old Dominion Brush	306.95	Indian Valley Chamber of Commerce	185.00
PA Association of Mayors	70.00	International Salt Company	2,387.38
PSAB Yearbook	40.00	John R. Young & Co.	454.03
PECO Energy	348.50	Keystone Health Plan East	10,791.36
Penn-Holo Sales & Service	74.00	Kopp Equipment Sales	190.50
Postmaster Lansdale	200.00	Midlantic Machinery	990.44
PPL Electric Utilities	2,401.56	Montgomery County Treasurer	60.00
Richter Drafting Office Supply	52.15	Moyer Indoor/Outdoor	3,411.45
Ricoh	988.23	Naceville Materials	296.67
SEPTA	400.00	Netcarrier Telecom, Inc	402.07
Shelly Enterprises, Inc	139.96	Nextel Communications	183.67
Sudz in a Bucket, Inc	5.50	NYCO Corporation	77.10
Trumbauers lawn & Landscape	102.05	PA Assoc Municipal Administrators	140.00
Uninvest Bank & Trust Co	609.37	PECO Energy	461.23
Uninvest Insurance, Inc	584.00	PA One Call System	11.05
Uninvest VISA	953.88	PPL Electric Utilities	4,129.11
Uninvest VISA	195.00	PPL Electric Utilities	60.01
Unum Insurance Company	817.54	Richter Drafting Office Supply	2,624.31
Verizon	55.39	Shoemaker Welding	10.81
Verizon Wireless	40.05	Streamlight	43.26
Bergey's, Inc	963.12	Suburban Propane	2,043.86
Clemens Uniform Rental	107.42	Sudz in a Bucket	11.00
Cope's Garage, Inc	2,781.36	Uninvest Bank & Trust Co	568.75
Delta Dental	1,328.32	Uninvest VISA	342.95
Donald D. Bergey	2,540.25	Uninvest VISA	1.79
I.C.R. Specialties	77.00	Unum Insurance Company	817.54
International Salt Company	3,801.71	Verizon	57.83
Jon Hager Collision, Inc	75.00	Weldon Auto Parts	260.34
Moyer Indoor/Outdoor	4,032.39	Youngs	72.00
North Penn Water Authority	50.59		
NYCO Corporation	245.47	Total General Fund	\$106,966.20

SEWER FUND

Advanced Disposal	\$298.56	Bergey's Electric, Inc	\$93.00
Bearing Drves Unlimited	42.00	Cintas First Aid & Safety	59.24
Clemens Uniform Rental	93.54	Clemens Uniform Rental	291.56
Coyne Chemical	3,097.00	Comcast Cable	79.90
D & M Machine, Inc	110.00	Coyne Chemical	2,921.50
Environmental Resource Assoc	172.47	Essex Service Corporation	1,532.38
EVOQUA Water Technologies	1,994.91	EVOQUA Water Technologies	4,287.81
Farm Bureau Garage	802.90	Farm Bureau Garage, Inc	525.79
Fisher Scientific	513.18	Fisher Scientific	797.26
Fromm Electric Supply	67.08	Good Plumbing Heating A/C, Inc	210.68
Highway Materials, Inc.	112.35	Hach Company	1,543.05
Home Depot	3.63	Hajoca Corporation	9.19
Independence Blue Cross	1,570.89	Hanley Aronchick Segal & Pudlin	1,949.69
Jesse Baro, Inc	1,201.66	Independence Blue Cross	1,570.89

Keystone Health Plan East	3,402.04	Jesse Baro, Inc.	3,684.90
Mount Materials, LLC	81.57	Keystone Health Plan East	3,402.04
Netcarrier Telecom, Inc	142.49	Markey Paper & Packaging	151.92
North American Benefits Co	330.52	Moyer Indoor/Outdoor	342.70
Philadelphia Mixing Solutions	561.05	Netcarrier Telecom, Inc.	152.55
Richter Drafting Office Supply	156.38	Nyco Corporation	170.79
Shelly Enterprises, Inc	52.17	Perkasie Regional Authority	1,375.00
Suburban Water Testing labs	507.00	Perkiomen Performance, Inc	498.95
Univest VISA	286.00	PPL Electric Utilities	598.01
Unum Insurance Company	275.86	RI Tec Industrial Products	347.50
USA Blue Book	95.28	Richter Drafting Office Supply	13.58
Verizon	63.96	S C Engineers, Inc.	459.30
Delta Dental	358.30	Shelly Enterprises, Inc.	24.87
Jesse Baro, Inc	1,193.32	Suburban Water Testing Labs	383.00
Moyer Indoor/Outdoor	297.03	Suncoast Research Labs, Inc.	3,930.00
North Penn Water Authority	106.84	Unum Insurance Company	275.86
PPL Electric Utilities	20,855.04	USA Blue Book	4,878.22
West Generator Services	120.65	Verizon	67.57
Youngs	12.46	Youngs	41.00
Advanced Disposal	298.56		
Bearings Drives Unlimited	42.00	Total Sewer Fund	\$75,988.39

POOL FUND

Univest VISA	\$35.00	Airgas National Carbonation	\$44.00
Sherwin Williams	46.59	Total Pool Fund	\$125.59

CAPITAL RESERVE FUND

George's Tool Rental	\$82.50	Boucher & James, Inc.	\$10,645.20
Independence Const. Materials	92.04	Landis Block & Concrete	270.90
Landis Block & Concrete	513.70	Total Capital Reserve Fund	\$11,604.34

LIQUID FUELS FUND

PPL Electric Utilities	\$653.02	PPL Electric Utilities	\$7,293.80
Fromm Electric Supply Corp	3.51	PPL Electric Utilities	261.35
PPL Electric Utilities	7,162.76	Total Liquid Fuels Fund	\$15,374.44

A motion was made by Councillor Preston Miller, seconded by Councillor Andrew Schlosser, to authorize payment of the bills for the month of February, 2014, as presented. The motion was approved.

President Brian Goshow opened the floor to the audience who may wish to address Borough Council on any topic or matter of concern.

Jeffrey Maurer, owner of the commercial property at 586-594 East Broad Street proposed to construct new curb and sidewalk along the S. School Lane frontage of his property, relocated to run directly against his building to create three indented parking spaces on School Lane. He questioned if Borough Council had time to review the proposal. He would like to pursue additional engineering analysis and cost estimates if Borough Council was in agreement with the concept plan. Borough Council noted that a five feet wide sidewalk would be a minimum width and a parallel parking staff should have a dimension of 8 feet by 22 feet. There may be grading and storm water management issues, and the driveway to the front parking area off of School Lane must be designated as an entrance only. Borough Council may have interest in restricting the parking times, but the parking spaces will remain available for general public parking.

Moving to the scheduled agenda items, President Brian Goshow read the following letter from Steven Toy dated March 3, 2014:

Mayor John Reynolds and Borough Council Members:

I would like to inform you that I am resigning from my position as Borough Council

member of ward 2 as of this date, March 3, 2014.

It has been a true pleasure serving the residents of Souderton Borough for the past four years.

Sincerely,

Steven Toy

A motion was made by Councillor Richard Godshall, and seconded by Councillor Preston Miller, to accept the resignation of Borough Councillor Steven Toy effective March 3, 2014. The motion was approved.

A motion was then made by Councillor Richard Halbom, and seconded by Councillor Andrew Schlosser, to approve the employment of Steven Toy to serve as Code Enforcement Officer for the Borough of Souderton effective March 3, 2014 with a beginning salary of \$1,020.00 per week through a six month probationary period, adjusting to \$1,160.00 per week upon successfully completing the terms of the initial probationary period. The motion was approved by unanimous vote.

Borough Manger Michael Coll presented the following tabulation of bids for road materials opened at 2:00 pm on Monday, March 3, 2014:

Bidder/Supplier	Stone Products				Superpave Bituminous Products			
	2RC-Select Granular		AASHTO No 57		9.5 mm Wearing		19.0 mm Binder	
	Plant	Job Site	Plant	Job Site	Plant	Job Site	Plant	Job Site
Naceville Materials 2001 Ridge Road Sellersville, PA 18960	5.75 ton 1,868.75	8.69 ton 2,824.25	8.00 ton 1,400.00	10.94 ton 1,914.50	No Bid	No Bid	No Bid	No Bid
Mount Materials, LLC Post Office Box 67 Berlin, NJ 08009	5.75 ton 1,868.75	9.06 ton 2,944.50	10.15 ton 1,776.25	13.46 ton 2,355.50	No Bid	No Bid	No Bid	No Bid
H & K Materials 300 Skunk Hollow Rd, PO Box 1 Chalfont, PA 18914	No Bid	No Bid	No Bid	No Bid	54.00 ton 9,450.00	59.15 ton 10,351.25	51.00 ton 5,100.00	56.15 ton 5,615.00
Allan A Myers, LP, d/b/a Independence Const. Mtrs. 638 Lancaster Ave Malvern, PA 19355	No Bid	No Bid	No Bid	No Bid	55.50 ton 9,712.50	60.01 ton 10,501.75	51.00 ton 5,100.00	55.51 ton 5,551.00
Highway Materials, Inc 1750 Walton Rd Blue Bell, PA 19422	6.00 ton 1,950.00	10.05 ton 3,266.25	7.60 ton 1,330.00	11.65 ton 2,038.75	61.65 ton 10,788.75	67.45 ton 11,803.75	56.85 ton 5,685.00	62.65 ton 6,265.00

A motion was made by Councillor Richard Halbom and seconded by Councillor Andrew Schlosser to award the contract to supply 2RC-Select Granular and No 57 stone materials to Naceville Materials of Sellersville and to award the contract to supply Superpave Wearing and Superpave Binder materials to H & K Materials of Chalfont based on quoted unit prices through March 2, 2015. The motion was approved.

There being no further business, the meeting was adjourned at 7:50 pm.

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – March 10, 2014 (7:00pm-9:05pm)

Council Attendees: John Reynolds, Brian Goshow, Jeffrey Gross, Preston Miller, Richard Halbom and Kevin Souder.

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

1. Sanitation Committee

- a. The Discharge Monitoring Report for the month of February will be filed with no exceptions to permit limitations.
- b. Borough Manager Michael Coll noted that the Broad Street/Cowpath Road intersection project in Franconia Township is expected to begin immediately after the close of the school year. The intersection will be closed for construction through the end of November 2014. Borough Council has discussed completing the Broad Street interceptor extension project while the road is closed, however the closure came about rather quickly and the Borough is not fully prepared to take on this project within this budget year. Perhaps the Borough can complete the suggested connection of the 15" interceptor with the new 24" interceptor line to help relieve some head pressure during periods of high flow. This matter will be discussed with our engineers.
- c. In place of the larger Broad Street interceptor construction, funding is available to resume sewer main replacement projects. The severe winter weather has impacted a few residential streets, with Montgomery Avenue moving up in priority. North Penn Water Authority also wants to replace the water main along Montgomery Avenue. Borough Council agreed with the recommendation to schedule sanitary sewer construction on Montgomery Avenue.
- d. In addition to sewer main replacement projects, Borough Council also authorized the replacement of the bar screen at the head works of the waste water treatment plant as a priority capital improvement. Engineering will continue with bidding later in the year.
- e. Members further discussed the issue of a single hauler contract service for residential trash collection. Sample bid documents from Silverdale and Chalfont were reviewed as models. 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. Republic Services met with the Borough Manager to discuss the Borough's thoughts on a single hauler, commenting that they will be sending out a flier to their residents in opposition to the Borough's plans to consider a single hauler.

2. Highway Committee

- a. Steven Coll reported on activities of the highway department and projects scheduled for the coming month. Brush collection was started but not completed due to the snow storms and brush still buried by snow and ice. Borough forces will resume collections as weather conditions improve.
- b. Snowfall for the season is near 68 inches; all salt orders have now been filled by our supplier. The Borough purchased a total of 460 tons of salt through this winter season. Crews hauled snow from the business district, cleared snow from cul-de-sac streets and municipal parking lots.
- c. This winter weather is already affecting roads; crews will maintain pot holes with cold patch as weather conditions permit.
- d. The Budget has set aside funds for storm drainage work, priorities for 2014 appear to be W. Reliance Road from Main Street to the Community Park, N. Second Street from Central Avenue to Fairview Avenue and along Wile Avenue from Hillside Avenue through Green Street.

- e. A discussion was held concerning the future plan for the Cherry Lane property. This winter season illustrated the need for a larger salt storage facility, which will be part of a new public works facility planned for the Cheery Lane property. The site is approximately 10 acres and the purchase was originally made with the idea of selling off a segment of the property along Souderton-Hatfield Pike for private commercial development. Our initial thoughts for a new public works building follow the current Telford facility that they constructed on Washington Avenue in Telford Borough. Souderton may want to have a slightly larger salt storage building. Borough Council members agreed to have the Borough Engineer survey the Cherry Lane property to locate the desired Borough facilities and prepare a possible subdivision plan to sell off the remainder of the property that will not be required. In a related matter, SWS was contacted to remove the dumpsters that the Borough allowed to be temporarily stored on the property by the end of this year.

3. Sidewalk Committee

- a. Borough Council members reviewed a proposal to submit an application for Community Development Block Grant funds to replace the curb and sidewalk along Green Street from Wile Avenue to West Street. The project will reduce the size of the sidewalk from 8 feet to a more traditional 6 feet to widen the cartway width of the road by four feet. Storm drainage improvements are also planned. The cost of the project will approach \$250,000 which is the upper limit of past grant awards. If successful, the Borough cannot invoice the property owners for the sidewalk construction. Applications are due by April 11, 2014 and must be approved by Resolution of Souderton Borough Council. A Resolution will be prepared for formal consideration of Borough Council at the April 7, 2014 Borough Council meeting.

4. Recreation Committee

- a. A formal Notice to Proceed was issued to Puhl's Landscaping Company for the Chestnut Street Playground project. Jennifer Ruggiero and Montgomery County requested that the Borough set up a ground breaking ceremony for the project, which will be held on Friday, March 28. Borough forces completed demolition of existing playground equipment. The contractor is expected to begin work as early as March 24th with completion anticipated by the end of May, 2014.
- b. Community Clean Up day has been scheduled for Saturday, April 26 from 9 am to 12 noon. As in past years work will be concentrated in the Community Park and around the Community Swimming Pool. The Borough will also receive additional bare root trees to plant.
- c. We are working to finalize plans for another Community Day event in the Community Park on Saturday, May 24th in conjunction with the Kiwanis Club Chicken Barbeque. The Community Day event will run from 11am to 5pm, primarily consisting of local crafters. Grace Community Church will coordinate a 5K Run in the morning and will have their worship band perform in the bandshell. Borough staff will be on hand to sell pool memberships.
- d. Opening day for the Souderton Community Pool will be on Saturday, May 24th beginning at 12 noon. Borough staff will be on hand to sell pool memberships that day. Staff is working on an Opening Day special event. The day will include a DJ and we will have food specials for the day available for the pool patrons only since we do not want to compete with the Kiwanis Chicken Barbeque. Staff will be sending out post cards to all member households on file from last season promoting membership sales. We have decided to maintain 2013 membership and daily rates through the 2014 pool season. Staff is also working on improving the profitability of the concession stand. We have eliminated one manager position and will attempt to reduce staffing whenever possible. Staff is also shopping area food distributors to find

better pricing and we will be increasing certain food items for this season.

5. Property Committee

- a. Donovan Associates began field measurements of the train station properties on March 10. We will be scheduling meetings with the consultant to review concept plans for the project as they develop. The Lease Agreement with SEPTA is now fully executed and the Assignment Agreement for the Local Restaurant and Jen Joseph is now fully complete.

Administrative Work Session – March 17, 2014 (7:00pm-10:18pm)

Council Attendees: John Reynolds, Brian Goshow, Ned Leight, Jeffrey Gross, Andrew Schlosser, Preston Miller, Richard Halbom and Kevin Souder.

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

Borough Council Appointment

The work session began with an interview of Daniel Houser, 436 Central Avenue, Souderton, PA as a candidate for the vacancy on Borough Council to fill the remaining term of Steven Toy. Mr. Hauser discussed his educational background, occupation in a variety of different trades and his employment with the Souderton High School, including his position and resignation as a wrestling coach. Dan Houser also discussed his current volunteer services with Generations, Indian Valley Boys and Girls Club and Concert Sundaes. President Brian Goshow requested that Borough Council adjourn to an Executive Session at the end of the work session agenda to further discuss this appointment.

1. Police Committee

- a) Chief Leary presented a correction to his 2013 Annual Report concerning funeral time. He also presented and discussed the statistical report for February, 2014.
- b) Chief Leary noted that he is running a month or so behind in finalizing the Civil Service Commission testing schedule for the two vacant full time police officer positions. He will be working on completing the application process and testing schedule as quickly as possible. In the meantime, coverage by part time police officers will continue and has been working out fairly well to date.
- c) Chief Leary announced that after several meetings with municipal representatives, the group formally agreed to move forward with the creation of the Northwest Montgomery County Emergency Management Group. Chief Leary noted that this is a significant step. The group consists of 10 to 12 members and will likely grow. Training will continue among the group. Charter and Resolutions formally creating the regional emergency management group will follow during the course of the year.
- d) Borough Manager Michael Coll reported that the Souderton Police and Souderton Fire Marshall have been working to resolve the cleanup from the house fire at 356 Railroad Avenue a few weeks ago. The owner of the home has been hospitalized and it has been very difficult to obtain any information concerning insurance coverage, recovery of personal belongings and the ultimate demolition of the dwelling. We just recently obtained insurance contacts and are now working with an insurance adjuster from Erie Insurance to finalize the removal of the dwelling and debris. Information presented to us suggests that the work should be completed within the next two weeks.

2. Administrative Committee

- a. Borough Solicitor Robert Bricker noted that strict interpretation of the Borough Code will require the appointment of a new Borough Councillor within thirty calendar days from March 3rd. The April 7th Borough Council Meeting extends beyond this deadline, therefore a recommendation was made to

Schedule a Special Borough Council Meeting for March 24, 2014 to consider the appointment to Borough Council and possibly discuss the Berkeley Court Phase 2 development with Tim Hendricks.

- b. Borough Council discussed the need to prioritize updates and improvements to the Borough's website. Borough Manager Michael Coll noted that he has asked Pool Manager Laura Aquilante to help staff complete some of the updates since she has already received training. Borough Council also discussed email accounts for Borough Council members, concluding that the creation of pop e-mail accounts for each Borough Council member will be a good transitional start and the Borough should budget for the purchase of a new exchange server for 2015, since the current file server in the office is nearing time for replacement.
- c. The resignation of Steven Toy from Borough Council left a vacancy in the Souderton Borough representative to the Northern Montgomery County Recycling Commission. Borough Councillor Richard Halbom volunteered to serve in this capacity.

3. Development Committee

- a. Borough Manager Michael Coll reviewed the status of the development plans for the remainder of the high school property. The developer has submitted formal plans for the entire development and concurrently submitted plans for the next phase of the redevelopment titled Phase 2A. Phase 2A proposed to construct additional stacked townhomes along school lane and along east Chestnut Street, with a four story multifamily dwelling located along School Lane a drive A into the development. The plans call for the demolition of the high school building concurrently with the construction of the stacked townhomes. Initial concerns were expressed over the full extent of demolition and occupancy of the townhomes prior to demolition was discussed. The plans need to clarify the location of crushing equipment and the stockpile of recycled materials. Borough Council also expressed concerns over residential density and the time frame for construction of the remaining phases.
- b. Councillor Richard Halbom discussed progress towards the adoption of the 2009 International Property Maintenance Code, with provisions to amend and strengthen Section 308 of this code. Borough Council members discussed the proposed ordinance with suggestions to add further restrictions on combustible material storage, fire hazards, storage of fire wood, removal of dead trees, pruning of shrubbery and trees over sidewalks and repair or removal of deteriorated fencing. Borough Council discussed the Code Enforcement Officer as the primary person to investigate complaints. The Police Department can assist with enforcement in a coordinated effort with the Code Enforcement Officer. A suggestion was made to also include a requirement to remove graffiti from buildings and properties, as a way to help deter any further acts of vandalism. A motion will be recommended to authorize the advertisement of the proposed ordinance for formal consideration at the May Borough Council meeting. Further review of the draft ordinance will be conducted during the April work session.
- c. Borough Manager Michael Coll noted that some preliminary work was completed on the BID planning project and the consultant will be scheduling additional meeting and work tasks in the coming weeks.
- d. Borough Manager Michael Coll briefly updated the status of the Train Station project and completion of the Lease Agreements.
- e. Borough Manager Michael Coll reported that the Souderton Zoning Hearing Board is scheduled to meet on April 8, 2014 to consider an application to construct a single family dwelling on a non-conforming lot presently owned by the Perseverance Volunteer Fire Company at 124 E. Summit Street. The fire company reportedly purchased this lot back in the 1960's for the purpose of serving as an access drive to their Second Street property from Summit Street for a future addition of a banquet hall to the fire house. The company elected not to offer a banquet hall and as such determined that this property is no longer

necessary to maintain and it was placed on the market. The parcel is only 40 feet wide and can be considered as a building lot by Special Exception, with a dimensional variance request to reduce the side yard setback from 10 feet to 7 ½ feet, to accommodate the construction of a 25 feet wide dwelling.

4. Finance Committee

- a. Councillor Kevin Souder suggested that Borough Council consider eliminating the defined benefits pension plan for all new non-uniformed employees and replace the plan with a defined contribution plan. Current non-uniformed employees will continue to maintain the current defined benefit pension plan. Borough Councillor Kevin Souder and Councillor Richard Halbom met with Ronald Bittner of Univest Municipal Pension Services to further discuss this proposal. Borough Manager Michael Coll expressed concern towards the financial impact on the current defined benefit plan over time since no new younger members will be joining the plan. A suggestion was made to conduct further actuarial studies to predict the future status of the plans.
- b. The Indian Valley task Force Funding Committee will be holding a meeting on March 31st to consider a proposal to increase the special Library Tax rate to .33 mills to restore the funding previously lost by the withdrawal of the School District funding. The matter was discussed briefly with Councillor Ned Leight scheduled to attend the committee meeting and he will report back to Borough Council.

Executive Session

Borough Council adjourned to Executive Session at 9:55 pm for the purpose of discussing the Borough Councillor appointment. The Executive Session adjourned at 10:18pm with a recommendation to consider the appointment of Daniel Hauser at the Special Borough Council Meeting to be advertised for Monday, March 24 beginning at 7:00 pm.

Special Borough Council Meeting

March 24, 2014

A duly advertised Special Meeting of Souderton Borough Council, held on Monday, March 24, 2014, was called to order by President Brian K. Goshow at 7:10 p.m. Members of Borough Council present at the regular meeting included the following:

President Brian K. Goshow	Councillor Preston Miller
Vice-President Andrew C. Schlosser	Councillor Richard Halbom
Councillor Ned D. Leight	Councillor Kevin Souder
Councillor D. Jeffrey Gross	Mayor John R. Reynolds
Councillor Richard Godshall	Borough Manager P. Michael Coll

President Brian Goshow noted that the Special Meeting as advertised was to consider an appointment to Borough Council to fill the remaining term of former Ward 2 Councillor Steven Toy. The second item that was scheduled was a discussion with developer Timothy Hendricks concerning the redevelopment plans of the Souderton High School property. Developer Timothy Hendricks is not present and there may be some confusion over the starting time for the meeting, since our regular monthly meeting is usually 7:30pm. President Goshow requested a motion concerning the Borough Council appointment.

A motion was made by Councillor Preston Miller, seconded by Councillor Richard Halbom, to appoint Daniel Houser, 436 Central Avenue, Souderton, Pennsylvania to fill the unexpired term of former Borough Councillor Steven Toy through December 31, 2015. The motion was approved by unanimous vote.

Mayor John Reynolds then administered the Oath of Office to Daniel Houser and he took his seat as a member of Borough Council for the remainder of the meeting.

President Brian Goshow noted that the developer has not appeared and he requested Borough Manager Michael Coll to report to the residents and property owners on the status of the development plans for the former Souderton High School property. Borough Manager Michael Coll distributed copies of the concept plans as proposed for the entire site and also the concept plans specific to the first phase of this development titled Phase 2A. Borough manager Michael Coll reported on the history of the project, planning initiatives by Borough Council creating the current mixed Use Redevelopment District and an overview of the proposed development plans of Turnersville Estates.

President Brian Goshow opened the floor to the audience for comments and questions.

Mary Ann Alig, 94 N. School Lane questioned the status of traffic studies and expressed concern over market values of existing homes which may be negatively impacted by this proposed development. She also expressed concern with a five story building, which will be as tall as a six story building when you take the roofline into account. She noted that stacked townhomes work well in urban areas, but not in suburban areas. This planned development will decrease the property values of the existing homes.

Dennis Haupert, 533 E. Chestnut Street, noted that his property is located at the corner of East Chestnut Street and School Lane. This intersection has had its share of traffic accidents and several vehicles have ended up against his home. The traffic generated by this proposed development, along with the potential lack of sufficient parking is of great concern. The four and five story buildings incorporated in this plan do not fit with the neighboring one and two story Cape Cod style homes.

Mrs. Derstine of 15 S. School Lane expressed disappointment over the apparent lack of open space amenities within the development, the removal of mature trees and the impact of school age children on EMC Elementary School.

Michael Nowak, 129 N. Eighth Street commented that the Borough did not require

enough parking for Jesse's Barbeque, which is already impacting parking issues along east Chestnut Street. The proposed stacked townhomes along East Chestnut Street will only serve to increase competition for street parking. He further noted that the connecting drive onto East Chestnut Street from this development may conflict with the current residential neighborhoods.

Joseph Rydzewski, 166 Eight Street, expressed agreement with the comments expressed by Michael Nowak. Traffic flow from this development into the surrounding residential neighborhoods is of great concern. He noted it was disconcerting to populate the area so densely without fully studying the impact of traffic flow.

Brent Bernd, owner of a commercial office building at 127 East Broad Street, commented that market values will certainly be affected by this development. He noted that he was not in favor of the plan, it's too dense and the five story buildings are not harmonious to the surrounding neighborhood.

Eric Boynton, 21 Hillside Avenue expressed concern with the piecemeal approvals of the development.

Pricilla Newman, 17 Franklin Avenue, commented on concerns with hazardous materials when the high school building is demolished.

President Brian Goshaw noted that Borough Council is in the relative early stages of discussion and reviews of the proposed development plans. A number of issues raised by the residents this evening are concerns shared by members of Borough Council. Residents were reminded that Borough Council meets the first Monday of every month and holds public work sessions on the second and third Mondays of each month. All meetings and work sessions are open to the general public.

There being no further business, the meeting was adjourned at 8:20pm.

Respectfully Submitted

P. Michael Coll, Secretary