

Regular Borough Council Meeting

July 7, 2014

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

President Brian Goshow	Mayor John R. Reynolds
Vice-President Andrew Schlosser	Junior Councillor Triston S. Loux
Councillor D. Jeffrey Gross	
Councillor Richard L. Godshall	Solicitor Charlotte Hunsberger
Councillor Daniel W. Houser	
Councillor Preston Miller	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 Councillor Ned D. Leight. The Invocation was given by Vice-President Andrew Schlosser, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the June 2, 2014 Regular Borough Council Meeting and June Work Sessions. A motion was made by Councillor Richard Halbom, seconded by Councillor Preston Miller, to approve the minutes of the June 2, 2014 Regular Borough Council Meeting and June 2014 Work Sessions as presented. The motion was approved.

Under correspondence, Borough Manager Michael Coll noted a card from Sid and Beverly Hunsberger expressing appreciation to Borough Council for arranging the fireworks display in the Community Park.

Mayor John Reynolds presented the following Proclamation recognizing Seamus Hanrahan on achieving the rank of Eagle Scout:

PROCLAMATION

IN RECOGNITION OF SEAMUS HANRAHAN ON ACHIEVING THE RANK OF EAGLE SCOUT

WHEREAS, Seamus Hanrahan joined Boy Scout Troop 141 in October 2009 at the age of 13 and has held several leadership positions in the troop including Patrol Leader, Assistant Senior Patrol Leader, Senior Patrol Leader, Order of the Arrow Representative and is currently the Junior Assistant Scout Master; and

WHEREAS, in the summer of 2011, Seamus attended the national Youth Leadership Training program at Camp Delmont. In the summer of 2012, Seamus was voted into the Order of the Arrow and completed the Order of the Arrow "ordeal" and in 2013, Seamus was elevated to the level of "Brotherhood" in the Order of the Arrow; and

WHEREAS, while a Boy Scout, Seamus earned merit badges in hiking, swimming, personal fitness, personal management, kayaking, citizenship in the nation, citizenship in the world, citizenship in the community, shotgun shooting, archery, space exploration, fingerprinting, first aid, emergency preparedness, lifesaving, family life, animal studies, leatherwork, environmental science, wilderness survival, communications and camping; and

WHEREAS, Seamus has survived five winter camping weekends at Valley Forge Encampments in freezing cold weather and often in very deep snow. In the heat of July, 2012, Seamus completed the prestigious 17 mile five-part Gettysburg Trail patch with the troop. Seamus attended Boy Scout Summer Camp each of the past five years and the national Boy Scout Jamboree in West Virginia in the summer of 2013. In addition to scouting, Seamus has attended Camp Achieve in Green Lane, Pennsylvania for the past six years. Camp Achieve is a week-long camp sponsored by the Epilepsy Foundation of

Eastern Pennsylvania for children with epilepsy. In the summer of 2014, Seamus was chosen by the Epilepsy Foundation of Eastern Pennsylvania as a representative to go to Washington, D.C. to lobby Congress for funding for epilepsy research; and

WHEREAS, during Hurricane Sandy, a grouping of trees fell across a trail at the Weisel Hostile at Lake Nockamixon, presenting safety hazards for hikers and blocking access to the lake and picnic area. Seamus coordinated an Eagle Scout service project to clear and rehabilitate this trail. The trees were removed and the branches were chipped and spread on the trail. In addition, weeds and other plant growth were cleared from the sides of the trail. Seamus submitted his report for his Eagle Scout project in December, 2013 and attended his Eagle Scout Board of Review in January, 2014. In March, 2014 Seamus received the Eagle Scout award. Seamus's Eagle Scout Court of Honor was held in the Souderton Community Park on May 10, 2014, attended by over 80 scouts, friends and family.

NOW, THEREFORE, I, John R. Reynolds, Mayor of the Borough of Souderton, joined by the members of Souderton Borough Council recognize and extend our recognition for the great achievement of Seamus Hanrahan in completing the requirements for the rank of Eagle Scout and the significant achievements that he made as a Boy Scout and his personal work with Camp Achieve in Green Lane and the Epilepsy Foundation. Seamus is currently a junior at Souderton Area High School. He is in the Pathway 360 Program and has chosen to take classes in the Science and Engineering Pathway. Upon receipt of the Eagle Scout award, Seamus transitioned from being a Boy Scout to becoming a Junior Scout Master for his troop. Seamus plans to continue to bring what he has learned as a Scout into everything he does and never forget the words that are the scout creed practiced by all scouts "Do a good turn daily."

Mayor John Reynolds further commented on the fireworks event and expressed appreciation to all involved in coordinating and contributing to the 3rd Annual Fireworks event. President Brian Goshaw noted that Ridgeline Community Church assisted with debris clean up the following morning and he expressed appreciation to all of the major sponsors for their financial support.

Police Chief James Leary reviewed his monthly statistical and narrative summary reports to Borough Council. Chief Leary reported on a recent arrest of a drug dealer in cooperation with County and local forces. Souderton Police Night Out will be held in the Souderton Community Park on Tuesday, August 19, 2014. Chief Leary further commented on the fireworks event, complementing the Souderton Fire Department and neighboring fire departments and fire police units for assisting with the event.

The Borough Solicitor's report for the month of June, 2014 was distributed to Borough Council. The Borough Solicitor received copies of correspondence between the Borough Manager and SEPTA regarding rental payments for the parking lots on Front Street. The Solicitor had a conversation with the Code Enforcement Officer about property at 14 W. Chestnut Street and they had a discussion with the Code Enforcement Officer and Borough Engineer regarding the Hoff Properties, LLC subdivision on Wile Avenue.

Public Works Director presented his monthly report to Borough Council. There were no questions concerning the report.

Borough Manager Michael Coll reported on the agenda items scheduled for consideration. A recommendation has been made in committee to appoint former Borough Councillor Edward Huber to serve as a member of the Souderton Planning Commission filling the remaining term of Roy Zeiher. Planning Commission member Thomas Rosenberger has also confirmed his interest on continuing to serve on the planning Commission. Borough Council discussed the chip seal program for this budget year and a motion has been prepared to authorize the Borough to proceed with the work. The last item concerns the appointment of a consulting firm to complete the mandatory Environmental Assessment report as a condition of the Federal HUD EDI grant for the Souderton Train Station restoration project. This is not a review of environmental hazards typically referred to as a Phase 1 Environmental Assessment, which has already been completed, but more a

report on the impact of the project on the historical character of the properties and the effects on the surrounding neighborhoods. In consultation with the Montgomery County Housing and Community Development office, they suggested Triad Associates to complete this assessment. They are very experienced in the process and complete all of the reporting requirements for the County. This report must be submitted and approved prior to the release of any funds and will take up to 90 days to complete. A resolution has been prepared to authorize completion of this work. The Borough Manager further noted that he will be on vacation next week and therefore a recommendation was made to cancel the Public Works work session for July. Any public works issues that might arise will be discussed at the July 21st Administrative Work Session.

Councillor Jeffrey Gross reported that the Chestnut Street Playground is now open. There are a few punch list items to be resolved. An official dedication ceremony is being planned for this fall. The community can still consider donations to this project, especially for the future construction of restroom facilities.

Councillor Jeffrey Gross also noted that Junior Councillor Triston Loux will be moving on to college and Souderton Borough Council will be looking to appoint a new Junior Councillor with the beginning of the new school year. The requirement for this position is that the candidate must be a resident of Souderton Borough and be either a junior or a senior.

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

<u>GENERAL FUND</u>			
Bearings & Drives Unlimited	\$73.00	Fastenal	\$18.84
Clemens Uniform Rental	70.96	Fire Protection Services, LLC	600.00
Copes Garage, Inc	310.64	Fredericks Flowers	3,117.50
Del-Val International Trucks	7,017.37	Freedom Systems Corp	2,948.20
Good Plumbing Heating A/C	255.70	H & K Materials	239.76
Indian Creek Foundation	441.00	HISI	4,900.00
Martin Stone Quarries, Inc.	241.12	I. C. R. Specialties	157.00
Metlife	4,903.51	Independence Blue Cross	11,584.54
Moyer Indoor/Outdoor	2,326.60	Keystone Health Plan east	12,303.38
Nationwide Trust Co.	390.60	Kitson Bros., Inc.	1,250.00
Nationwide Trust Company	2,170.44	Landis Block & Concrete	52.95
Nelson Wire Rope Corp	43.90	Lawson Products, Inc	411.37
North American Benefits Co	886.49	Markey Paper & Packaging	141.43
North Penn Water Authority	71.16	Moyer Indoor/Outdoor	2,661.86
PA Dept Labor & Industry	50.00	NAPA Auto Parts	27.06
Shelly Enterprises	41.12	Netcarrier Telecom, Inc	323.49
Souderton-Telford Main Streets	5,500.00	Nextel Communications	181.66
Souderton-Telford Main Streets	500.00	PECO Energy	44.10
Suburban Propane	78.33	Potty Queen	422.00
Uninvest VISA	17.57	PPL Electric Utilities	1,214.40
Unum Insurance Company	817.54	Richter Drafting Office Supply	183.85
Wise Electric	1,584.00	Ricoh	362.09
Home Depot	8.38	Shelly Enterprises, Inc	17.19
Advanced Disposal	408.49	Souderton Independent	38.95
ATS Springs	107.56	Suburban Propane	765.29
Boucher & James, Inc	387.88	TRM	210.00
Bow Wow Waste Products	201.00	Uninvest VISA	379.95
C & S Lawn and Landscape	2,400.00	Uninvest VISA	21.90
Clemens Uniform Rental	171.63	Verizon	61.63
Comcast Cable	53.95	Verizon Wireless	40.03
Copes Garage, Inc	920.54	Youngs	7.17
Daniel Beardsley, Ltd	70.90	Urban Partners	5,081.29
Delta Dental	1,328.32	Total General Fund	\$83,618.58

SEWER FUND

Bairs	\$640.00	Carquest	\$96.44
Cardno BCM Engineers	14,864.00	Clemens Uniform Rental	149.88
Cintas First Aid & Safety	42.02	Comcast Cable	79.90
Clemens Uniform Rental	99.92	D. R. Cordell & Assoc	180.00
Conestoga- Rovers	654.79	Delta Dental	358.30
Coyne Chemical	2,471.50	Environmental Resource Assoc.	90.03
ES2 Environmental Systems	5,441.83	Essex Service Corp	926.92
EVOQUA Water Technologies	2,414.45	EVOQUA Water Technologies	2,594.31
Home Depot	34.40	Fisher Scientific	967.94
Jesse Baro, Inc	2,128.10	Freedom Systems Corp.	2,345.00
Lawson Products, Inc	368.65	Good Plumbing Heating A/C	738.00
Metlife	92.28	Hach Company	359.15
Moyer Indoor/Outdoor	282.68	Hajoca Corporation	2,346.17
North American Benefits Co.	330.52	Hangley Aronchick Segal Pudlin	1,314.00
North Penn Water Authority	72.34	HISI	997.00
PPL Electric Utilities	18,190.52	Independence Blue Cross	1,570.89
Precision Solutions, Inc	255.90	Irvin G. Tyson, Inc	490.00
Ri Tec Industrial Pproducts	1,320.00	Jesse Baro, Inc	4,138.74
Shelly Enterprises, Inc	33.51	K. J. Door Services	984.10
Unum Insurance Co.	275.86	Keystone Health Plan east	3,402.04
Warehouse Battery Outlet	33.00	Markey Paper & Packaging	216.74
West Generator Services	55.00	Motion Industries	800.00
Home Depot	21.47	Moyer Indoor/Outdoor	373.39
Advanced Disposal	313.82	Netcarrier Telecom	144.70
Altek Business Systems	62.25	PPL Electric Utilities	644.30
Bearings & Drives Unlimited	70.00	Suburban Water Testing labs	702.45
Bergey's Electric	159.30	Verizon	62.35
Bergey's, Inc.	55.18	Total Sewer Fund	\$77,856.03

POOL FUND

Adcock	\$232.34	C & S Lawn and Landscape	\$2,000.00
Airgas National Carbonation	252.03	Comcast Cable	100.71
C & S Lawn & Landscape	2,100.00	Davidheisers, Inc	186.75
Cintas First Aid & Safety	365.38	Ecynbro Trucking	250.00
Derstines	3,721.26	Fire Protection Services, LLC	180.00
Jellen Designs	1,551.00	GALCO Business Communications	254.40
Kathy Armitage	171.02	Jellen Designs	228.00
Landis Block & Concrete	129.40	Joseph Hay	156.46
Miracle Recreational Equipment	1,055.43	Kathy Armitage	125.60
Moyer Indoor/Outdoor	176.50	Landis Block & Concrete	658.40
Nelsons Creamery, LLC	354.03	Letterco	144.00
North Penn Water Authority	13.15	Markey Paper & Packaging	70.86
Penn Jersey Slush, LLC	248.00	Moyer Indoor/Outdoor	859.60
Pepsi Beverage Company	1,146.52	Moyer Specialty Foods, LLC	737.64
Richter Drafting Office Supply	431.95	Nelsons Creamery, LLC	592.31
SYSCO Philadelphia	1,164.18	Netcarrier Telecom, Inc	113.15
Univest VISA	277.53	PECO Energy	138.45
Wise Electric	225.00	PPL Electric utilities	1,553.35
ZEO Productions	425.00	Pyrz Water Supply Co., Inc	65.00
Home Depot	37.29	Relish Homemade Food Co.	24.00
Montgomery County Treasurer	55.00	Richter Drafting Office Supply	1,311.60
Adcock	123.87	T & T/ Lanco, Inc	991.00
Advanced Disposal	431.29	Univest VISA	781.88
Airgas National Carbonation	123.05	Wellington Sporting Goods	64.95
American Red Cross	513.00	Youngs	303.10

CAPITAL RESERVE FUND

Puhls Landscape Co., Inc	\$100,934.18	Boucher & James, Inc	\$2,621.98
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LIQUID FUELS FUND

Fromm Electric Supply Corp.	\$28.08	Letterco	\$82.50
PPL Electric Utilities	219.25	PPL Electric Utilities	402.59
Signal Control Products, Inc	479.00	Signal Control Products, Inc	328.00
Armour & Sons Electric, Inc	2,665.00	Total Liquid Fuels Fund	\$4,204.42

A motion was made by Councillor Richard Godshall, seconded by Councillor Andrew Schlosser, to authorize payment of the bills for the month of June, 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.

Sherwood Roth, 12 W. Chestnut Street, requested consideration in installing stop signs at either end of the alley that runs parallel to his dwelling between Lumber Street and West Chestnut Street. He also suggested some other signs or methods that may be effective in slowing the speed of cars running through this alley to bypass Main Street. The matter will be placed on the work session agendas.

There being no further public comment, President Brian Goshow then moved to the business portion of the agenda.

A motion was made by Councillor Preston Miller, and seconded by Councillor Andrew Schlosser, to appoint Edward Huber, 312 N. Main Street, Souderton, Pennsylvania to fill the unexpired term of Roy Zeiher on the Souderton Planning Commission through July 2, 2016. The motion was approved by unanimous vote.

A motion was made by Councillor Jeffrey Gross, and seconded by Councillor Andrew Schlosser, to appoint Thomas Rosenberger, 244 Madison Avenue, Souderton, Pennsylvania to a five year term on the Souderton Planning Commission through July 2, 2019. The motion was approved by unanimous vote.

A motion was made by Councillor Daniel Houser, and seconded by Councillor Richard Halbom, to approve the application of a chip seal and fog seal on Railroad Avenue (Reliance Road to Telford Borough Line); Highland Avenue (Hunsberger lane to Cul-de-sac); Adams Avenue (Broad Street to Highland Avenue); West Chestnut Street (Hunsberger lane to Dead End) at an estimated cost of \$28,210. The motion was approved.

A motion was made by Councillor Preston Miller, and seconded by Councillor Jeffrey Gross, to adopt Resolution 2014-06 approving the execution of a Professional Service Agreement with Triad Associates to complete the required environmental assessment for the Souderton Train Station restoration project. The motion was approved.

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

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – July 14, 2014 (cancelled)

Administrative Work Session – July 21, 2014 (7:00pm-8:55pm)

Council Attendees: John Reynolds, Ned Leight, Jeffrey Gross, Richard Godshall, Daniel Houser, Preston Miller and Kevin Souder.

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

Hoff Properties, LLC, Wile Avenue Subdivision

Kyle Hoff of Hoff Properties, LLC and Code Enforcement Officer Steven Toy presented the building plans for the two single family detached dwellings proposed to be constructed on a newly subdivided parcel at 541 and 543 Wile Avenue. The original recorded building plans showed a two car garage but with a single garage door. The original design was intended to accommodate a handicapped accessible vehicle and to provide an area for storage. The building plans have been revised to show the same size garage area but with a full sized two car garage door to accommodate the desire of the purchaser of the dwelling. The developer selected a garage door with windows and architectural features to soften the appearance from the street. Borough Council expressed no objection to the plan revision.

Borough Councillor Richard Godshall complemented Kyle Hoff for the investment and work to restore the residential property at 130-132 W. Broad Street, along with the carriage house fronting on Adams Avenue.

1. Police Committee

- a. Chief Leary presented a narrative report of police activity for the month of June. Chief Leary also commented on a disturbing case that was just successfully completed that dates back to 2011. He complemented the department for recognizing and following up on this case to a successful conclusion.

2. Administrative Committee

- a. Borough Manager Michael Coll noted that a draft bid specification was circulated to Borough Council for a single trash hauler. Some discussion and comments were received, but further review is necessary before we move the process forward. Some discussion was held on specification for the size of a recycling tote and the specifications should allow collection over a two day period per week. Should a collection day fall on a designated holiday, the collection should be the following day. Further discussion will be held at the August Public Works work session.
- b. Borough Council received a letter of interest from Avery Price, 402 E. Broad Street, for the open Junior Councillor position. A verbal expression of interest was received from Seamus Hanrahan of Highland Avenue. It was noted that Borough Council historically preferred a junior for the position. A final appointment will have to be made in August to begin the new term in September.

3. Development Committee

- a. Borough Council members discussed the status of the Berkeley Court Phase 2 development plans for the high school property. Community Planner Marley Bice prepared a draft copy of potential Zoning Ordinance revisions and a memorandum explaining the nature and intent of the revisions for review by Borough Council and the Planning Commission. A number of the Zoning Ordinance revisions will have to be considered as part of the proposed townhomes along Chestnut Street and School Lane. Borough Council expressed general consensus towards the proposed townhouse units along Chestnut Street and School Lane. The developer continues to propose the construction of the townhomes, simultaneously with the demolition of the high school, as the very next phase of the development, known as Phase 2A. A copy of the draft zoning ordinance revisions has been given to the developer to facilitate comments and the creation of revised development plans. The developer has received an extension on the settlement date with the Souderton School District until September 30, 2014. By this time he is hoping that Souderton Borough Council will be in a position to formally approve the initial Phase 2A of the development and reach general consensus on the overall concept plan for the

entire project.

- b. Borough Manager Michael Coll presented some concept plans developed by Phillips and Donovan Architects for the Souderton Train Station restoration project. The plan showed overall concept drawings for the site improvements and preliminary plans for an addition to the rear of the Train Station to relocate the kitchen to the rear of the building and provide a more appropriate stairway to the second floor of the building. The addition is also designed to provide improved bathroom facilities for the restaurant that can be shared with the occupants of the second floor. A concept plan has been developed for the freight building to accommodate interest for a brew pub use. The former addition to the rear of the freight building will be removed and a new larger addition will be constructed. The tenant will be responsible for the interior fit out. The Borough Manager also presented pictures of small prefabricated buildings that could be added along the walkway to create opportunity for smaller retailers to occupy the space. Some discussion was held about consulting with local realtors to find out the current market rates for commercial properties. A realtor may be of assistance moving forward to locate investors and tenants for the other buildings.

4. Finance Committee

- a. Borough Manager Michael Coll distributed copies of the 2013 Financial Statements as prepared for Souderton Borough by Styer Associates. The statements show positive growth within the Borough. Greg Ede will be asked to attend the August 18 work session to summarize the statements to Borough Council.
- b. Indian Valley Library Director Linda Beck will be attending the August 18 work session to discuss the proposed increase in the special Library Tax rate effective in 2015.