

Regular Borough Council Meeting

March 4, 2013

The Regular Meeting of Souderton Borough Council, held on Monday, March 4, 2013, 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:

President Brian K. Goshow	Councillor Edward Huber
Vice-President Andrew C. Schlosser	Mayor John R. Reynolds
Councillor Ned D. Leight	Junior Councillor Triston Loux
Councillor D. Jeffrey Gross	Solicitor Robert R. Bricker
Councillor Richard Godshall	
Councillor Steven J. Toy	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 4, 2013 Regular Borough Council Meeting. A motion was made by Councillor Preston Miller, seconded by Councillor Andrew Schlosser, to approve the minutes of the February 4, 2013 Regular Borough Council Meeting and February 2013 Work Sessions as presented. The motion was approved.

Under correspondence, President Brian Goshow noted that he received the State Auditor General's audit report of the Souderton Borough Liquid Fuels Fund. The report noted that there were no issues of non-compliance.

Police Chief James Leary reviewed his monthly statistical and narrative reports to Borough Council. Chief Leary also copied Borough Council with a memorandum to the Souderton-Telford Rotary Club concerning activities specific to the Rotary Club and Souderton Police Department funding initiatives.

The Borough Solicitor's report for the month of March, 2013 was distributed to Borough Council. The Borough Solicitor reported that they drafted and sent a letter to SEPTA outlining proposed terms for a lease for the train station properties. The Solicitor is working on an Ordinance and other documentation to reset the interest rate on three existing general obligation notes with Univest Bank and Trust Company. The Borough Solicitor attended a meeting with representatives of the purchaser of the high school property, the Borough and the County Planning Commission concerning the development of the high school property.

Borough Manager Michael Coll reported on the agenda items scheduled for consideration. The first item of business is consideration of the bids for various road materials. 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 Highway Materials with a contract to supply AASHTO No 57 stone; Mount Materials, LLC with the contract to supply 2-RC modified stone and Independence Construction Materials with the contract to supply bituminous materials. Borough Council met with representatives of the Perseverance Volunteer Fire Company to review their policy and guidelines to bill insurance carriers for certain emergency services. They have been advised that some insurance carriers will deny a claim if there is no authorizing ordinance by the municipality. The Company stressed that only insurance companies are to be billed, a bill for service will only be generated if the owner opens a damage claim and at no time will the company seek payment from the owner. A recommendation has been made to authorize the Borough Solicitor to prepare and advertise an ordinance for consideration at the April meeting.

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

GENERAL FUND

Armour & Sons Electric, Inc

\$2,273.11 PPL Electric Utilities

\$2,366.81

Home Depot	72.81	Richter Drafting/Office Supply	304.61
Independence Blue Cross	13,633.22	Ricoh	120.96
Keystone Health Plan East	12,818.34	Robert W Harley, RPR	175.00
Kopp Equipment Sales	88.00	SEPTA	400.00
Greater Montgomery Settlement	2,250.00	Shelly Enterprises, Inc	355.63
Independence Blue Cross	13,633.22	Shelly Enterprises, Inc	197.08
Keystone Health Plan East	12,818.34	Steven R. Coll	139.99
Advanced Disposal	376.56	Styer Associates	2,600.00
Bergey's, Inc	24.68	Syna Tek	575.52
Boucher & James, Inc	1,188.92	Trout Brothers, Inc	1,265.00
C & S Lawn and Landscape, Inc	1,050.00	Univest Bank & Trust Company	458.16
Cargo Trailer Sales, Inc	233.80	Univest VISA	10.58
Clemens Uniform Rental	269.20	Univest VISA	546.82
Clemens Uniform Rental	114.96	Univest VISA	50.00
Comcast Cable	142.22	Unum Insurance Company	1,889.82
Cope's Garage, Inc	487.63	Verizon Wireless	40.01
Delta Dental	1,554.91	Weldon Auto Parts	464.32
Donald D. Bergey	2,471.01	Wellington Sporting Goods	3.00
E. M. Kutz, Inc	109.12	Advanced Disposal	366.56
Effrigs All Out Auto	192.04	Armour & Sons Electric, Inc	14,485.70
Farm & Home Oil Company	3,604.02	AT&T	39.87
Freedom Systems Corp	1,274.99	Boucher & James, Inc	150.00
Fromm Electric Supply Corp	188.05	Clemens Uniform Rental	104.70
Georges Tool Rental	90.95	Comcast Cable	82.32
HISI	10,542.00	Cope's Garage, Inc	4,841.68
Home Depot	1,548.22	Daniel L. Beardsley, Ltd	59.55
I.C.R. Specialties	425.00	Farm & Home Oil Company	1,629.30
ICC	125.00	Fromm Electric Supply Corp	210.48
Indian Creek Foundation	282.00	Good Plumbing, Heating A/C, Inc	117.24
Indian Valley Chamber of Commerce	185.00	Hajoca Corporation	116.09
Joseph P. Kelly, Jr	200.00	Jason M Kelly	143.95
K. J. Door Services, Inc	35.00	Letterco	202.33
Montg Co Assoc Township Officials	75.00	Markey Paper & Packaging, Inc	368.91
Montg Co Boroughs Association	175.00	Mellor Auto Electrics LLC	4,565.00
Montg County Consortium	250.00	Moyer Indoor/Outdoor	4,822.19
Montgomery Newspaper	341.25	Naceville Materials	219.73
Moyer Indoor/Outdoor	5,081.02	Netcarrier Telecom, Inc	321.37
Naceville Materials	86.87	Nextel Communications	286.29
Netcarrier Telecom, Inc	311.26	Oceanport Industries, Inc	2,671.79
Nextel Communications	296.49	PECO Energy	240.64
North American Benefits Company	1,011.93	PA One Call System	19.55
Nyco Corporation	192.34	Plasterer Equipment Co., Inc	56.28
Oceanport Industries, Inc	5,322.48	PPL Electric Utilities	2,921.96
Old Dominion Brush	1,945.85	PPL Electric Utilities	78.37
PA Assoc of Municipal Administrators	125.00	Profile Images	695.00
PSAB Yearbook	40.00	Richter Drafting/Office Supply	66.82
PSAB	150.00	Roslyn Supply Company	146.20
PECO Energy	192.20	Sitecats Web Development	183.06
PA One Call System	15.93	Univest VISA	86.16
Petty Cash Fund	153.14	Verizon	49.74
Plasterer Equipment Co., Inc	270.67	Weldon Auto Parts	474.20
Potty Queen	183.38	Wise Electric	1,445.00
PPL Electric Utilities	8,079.35	Total General Fund	\$162,832.82

SEWER FUND

Essex Service Corporation	\$4,042.76	Deltronics Corporation	\$370.88
Independence Blue Cross	1,627.76	Detlan Equipment, Inc	28.48
Keystone Health Plan East	3,728.17	Empire Scale Corporation	263.00

Univar USA, Inc	5,854.18	ES2 Environmental Systems	556.15
PRWA	220.00	Excelsior Blower Systems	2,035.89
Independence Blue Cross	1,627.76	Farm Bureau Garage, Inc	466.26
Keystone Health Plan East	3,728.17	Fisher Scientific	565.78
PPL Electric Utilities	21,503.02	Franc Environmental	5,244.00
Advanced Disposal	288.01	Gouldey Welding & Fabrication	649.80
Altek Business Systems, Inc	63.18	Hach Company	617.40
Bergey's, Inc	649.88	Integrated Power Services, LLC	600.00
Cintas First Aid & Safety	62.44	Irvin G. Tyson & Son, Inc	10,724.95
Clemens Uniform Rental	331.26	Johnstone Supply	104.59
Comcast Cable	60.71	K. J. Door Services, Inc	318.23
Delta Dental	358.30	Maryland Biochemical Co., Inc	1,104.84
Detlan Equipment, Inc	124.65	Moyer Indoor/Outdoor	59.90
HISI	2,164.00	PA Dept of Labor & Industry	162.00
Home Depot	64.93	Perkasie Regional Authority	500.00
Moyer Indoor/Outdoor	677.85	PPL Electric Utilities	22,564.81
Netcarrier telecom, Inc	137.42	Precision Solutions, Inc	611.26
North American Benefits Company	320.63	Process Masters	4,972.00
North Penn Water Authority	169.11	Richter Drafting/Office Supply	114.85
Siemens Industry, Inc	2,188.90	Sealing Specialties	10.00
Unum Insurance Company	535.14	Siemens Industry, Inc	2,574.65
Verizon	61.17	Suburban Water Testing Labs	583.00
West Generator Services	128.50	Synagro Central LLC	7,749.94
Young's	163.06	Telford Press Printers	1,031.00
Advanced Disposal	288.01	Univar USA, Inc	3,922.93
Bearings & Drives Unlimited	600.45	Verizon	59.16
CCP Industries, Inc	322.96	West Generator Services	225.00
Cintas Fire & Safety	101.42		
Clemens Uniform Rental	95.05	Total Sewer Fund	\$121,079.60

POOL FUND

Airgas National Carbonation	\$80.00	PECO Energy	\$215.00
Netcarrier Telecom, Inc	144.41	PPL Electric Utilities	657.43
North Penn Water Authority	1,387.48	Total Pool Fund	\$2,484.32

CAPITAL RESERVE FUND

Boucher & James, Inc	\$4,968.94	Trout Brothers, Inc	\$1,650.00
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LIQUID FUELS FUND

Letterco	\$165.50	Signal Control Products	\$209.00
PPL Electric Utilities	584.72	Letterco	156.12

A motion was made by Councillor Preston Miller, seconded by Councillor Steven Toy, to authorize payment of the bills for the month of February, 2013, 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. There being no public comment, President Goshow moved to the first item of business scheduled for consideration.

Borough Manger Michael Coll presented the following tabulation of bids for road materials opened at 2:00 pm on Monday, March 4, 2013:

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
Highway Materials, Inc 1750 Walton Rd Blue Bell, PA 19422	6.00 ton	10.05 ton	7.50 ton	11.55 ton	61.00 ton	66.80 ton	55.75 ton	61.55 ton
Mount Materials, LLC	1,950.00	3,266.25	1,312.50	2,021.25	10,675.00	11,690.00	5,575.00	6,155.00
	5.50 ton	8.72 ton	7.90 ton	11.12 ton	No Bid	No Bid	No Bid	No Bid

Post Office Box 67 Berlin, NJ 08009	1,787.50	2,834.00	1,382.50	1,946.00				
Allan A Myers, LP, d/b/a Independence Construction Materials 638 Lancaster Ave Malvern, PA 19355	No Bid	No Bid	No Bid	No Bid	55.50 ton 9,712.50	59.69 ton 10,445.75	48.00 ton 4,800.00	52.19 ton 5,219.00
H & K Materials 300 Skunk Hollow Rd, PO Box 1 Chalfont, PA 18914	No Bid	No Bid	No Bid	No Bid	56.00 ton 9,800.00	61.15 ton 10,701.25	51.80 ton 5,180.00	56.95 ton 5,695.00
Naceville Materials 2001 Ridge Road Sellersville, PA 18960	No Bid	No Bid	7.75 ton 1,356.25	10.69 ton 1,870.75	No Bid	No Bid	No Bid	No Bid
Blooming Glen Quarry 901 Minsi Trail, PO Box 331 Blooming Glen, PA 18911	5.50 ton 1,787.50	9.18 ton 2,983.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

A motion was made by Councillor Richard Halbom, and seconded by Councillor Edward Huber, to award Highway Materials, Inc. with the contract to supply AASHTO No 57 stone; Mount Materials, LLC with the contract to supply 2-RC modified stone and Independence Construction Materials with the contract to supply Superpave bituminous materials to the Borough of Souderton at specified unit prices as ordered through March 3, 2014. The motion was approved.

A motion was made by Councillor Edward Huber, and seconded by Councillor Preston Miller, to have the Borough Solicitor prepare and advertise an ordinance for formal consideration at the April 1, 2013 Borough Council meeting authorizing the Perseverance Volunteer Fire Company to bill insurance companies for certain emergency services. The motion was approved.

There being no further business, the meeting was adjourned at 7:46 pm.

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – March 11, 2013 (7:00pm to 9:20pm)

Council Attendees: John Reynolds, Brian Goshow, Ned Leight, Jeffrey Gross, Richard Godshall, Steven Toy, Richard Halbom, Preston Miller and Edward Huber.

Staff Attendees: Public Works Director Steven Coll, Police Chief James Leary, Borough Manager Michael Coll.

Police Matters

- a) Police Chief James Leary requested time on the agenda to review a few matters. The District Attorney has set Saturday, April 27, 2013 as Drug Enforcement Take Back Day. Souderton Police will participate in the event as scheduled. Keystone Opportunity will assist with a food drive during the day. Borough Council agreed with the event.
- b) Chief Leary has been in contact with the same company as last year concerning a fireworks display in the Community Park. Sunday, June 23, 2013 will work into their schedule. Chief Leary was asked to contact Concert Sundaes Committee for their opinion on the proposed schedule. Mayor John Reynolds and Council President Brian Goshow are working on sponsorships for the event. Borough Council members supported moving forward with planning and sponsorships for this event.

1. Sanitation Committee

- a) The February, 2013 Discharge Monitoring Report will be filed with no exceptions to permit discharge limits.
- b) Committee members discussed needed repairs to the clarifier arm in one of the main treatment units. The clarifier was drained and cleaned to allow access to the clarifier arm and a visual inspection of any structural problems. The center influent pipe was found to be completely rusted through and the center plate and seal was completely worn through. The clarifier arm was found to be out of plumb causing uneven wear on the rubber scraper. The intake ports on the clarifier arm were cleaned, but the rubber scraper will not be installed until the structure is straightened. A quote was obtained from the original 1989 manufacturer with a recommendation to completely dismantle and pull the clarifier arm from the tank for repair and reconstruction. The cost to completely refurbish the unit exceeded \$40,000. Engineer Fred Ciottoni recommended quotes from other experienced contractors who might suggest another approach to adequately repair the arm at a much lower cost. Following the recommendation of our engineer, Chief Operator Sal DeSimone received the following three quotations to repair the equipment in place. Eastern Environmental Contractors, Green Lane \$8,180.00; Gouldey Welding, Souderton \$8,427.00 and Clayton H. Landis, Souderton \$9,750.00. Engineer Fred Ciottoni recently worked with Eastern Environmental on another project and they were the first to be contacted to recommend another approach. Eastern Environmental has experience with this equipment and appears best suited for this project. A purchase order was issued to Eastern Environmental to complete the repair as quoted. Schedule will be dependent on the weather.
- c) Borough Manager Michael Coll reviewed the revised NPDES permit for the Waste Water Treatment Plant. Copper limits were removed as requested and returned to monitor only with some additional testing during the permit period. The recommendation from staff and legal counsel is to accept the revised permit as presented. Phosphorus and Ammonia limits will remain at current levels through this next permit.
- d) Borough Manager Michael Coll reported that the proposed single hauler trash collection survey was distributed with the February sewer bills. A total of 885 responses were received out of approximately 2,150 that were distributed. Staff is working on tabulating the responses. The initial reaction seems to be neutral to somewhat favorable. We will need some time to tabulate the responses. Lansdale Borough is conducting a similar survey among their residents.

2. Highway Committee

- a) Public Works Director Steven Coll reported on highway activities. Brush collection was light during the month with ten collections completed. Crews completed clearing low lying branches; cleaned and detailed equipment; completed the ceiling work in the old garage; street and alley patching; street sweeping of only main streets and the crew replaced the chain link fence separating the Front Street baseball fields from the railroad tracks.
- b) Crews have been out salting twice for small storm events this month, mainly for ice and light snow accumulations. The cost to address the small storms can exceed the larger storms because of the amount of salt that is required to be spread on the roads. Crews have worked through 240 tons of salt this season which places us right at the annual budget allocation for this year. We expect to exceed the budget later in the fall when winter weather returns. Overall snow fall for this winter is around 16 to 17”.
- c) Steve Coll reported that Asphalt Maintenance Solutions, who applied the oil and chip surface treatment last year, has developed a new application technique that they submitted to PennDOT for approval. A polymer modified asphalt emulsion is applied to the existing

road surface followed by a smaller ¼ inch aggregate. Within 24 hours a fog seal, consisting of a highly polymerized asphalt emulsion is applied over the aggregate to fill in the voids and lock down the aggregate. The process yields a more aesthetically pleasing road surface for Boroughs at a unit price comparable with traditional oil and chip applications. The contractor recently visited with us and inspected a few roads as possible candidates. Steve Coll noted that the Fairview Avenue seal coat did not seem to be as good as other streets. The contractor noted that this was done late in the fall and later in the day. The cooler temperatures affected oil adhesion. The contractor will fog seal Fairview Avenue this spring at no charge to dress up the overlay. Borough Council expressed interest in this new application when developing our 2013 road program.

3. Sidewalk Committee

- a) No new items were discussed.

4. Recreation Committee

- a) Borough Manager Michael Coll reported that Moyer Indoor/Outdoor is scheduled to have a diver evaluate the potential source of the leak in the competition pool. Crews will remove the cover from the pool as soon as we see some moderating temperatures. We suspect an issue with the floor drains or the pressure relief valves in the floor.
- b) Last month Borough Council discussed possible alternatives to computerize pool memberships. Freedom Systems, our IT consultants, found a straight forward Microsoft Access based program that seems to fit our objectives at a cost of only \$300 per license. They are recommending at least two licenses to operate a system at the pool and at the Borough Office. The system assigns an individual account number to each individual member that can be activated and de-activated, eliminating the need to prepare a new membership card every year. Picture ID can be stored with the account and viewed on the computer screen. Other information and activities can be separately logged and retrieved, such as swim lesson, deep water testing and disciplinary issues. We will need to purchase computer equipment for the pool to run the system and secure an internet connection. Our current system is capable of creating a bar code for each account and the membership information that we have maintained from last season can be loaded into this program to develop initial base data. We plan to mail out membership information to all users of the pool last season. There is a relatively short period of time to build this system. Borough Council approved the direction for implementation this season.
- c) Borough Council suggested that the membership application should include a caregiver option that can be added to a family membership. This option will be implemented this season.
- d) Brian Goshow reported that he has been in contact with interested donors for the proposed gaga pit to be installed at the Community Park. With the funding commitment he requested that the Borough move forward with this project this spring. This is becoming a very popular game with kids and the pit can be constructed fairly easily and inexpensively. Following last month's meeting, we researched available kits and a pit that was recently built behind Penn View Christian School. We also researched the issue of accessibility requirements for the gaga pit. Considerable discussion was held over accessibility issues and potential remedies. Adding a door might address the issue of accessibility but it was noted that the door creates a very real issue with pinching fingers and hands. Borough Council members generally agreed to move forward with the purchase of a kit and no door. If accessibility becomes an issue the pit will simply be removed. The gaga pit will be on a paved level surface near the Scout Cabin. The old stone wishing well and an old blacktop path will be removed to grade the area for the pit.
- e) Borough Manager Michael Coll reviewed a number of pending projects for the Community Park to be completed this spring prior to the Community Picnic which will be held on Saturday, May 25th. The Kiwanis Club will sponsor their annual chicken

barbeque and local business and non-profit organizations will be invited to set up exhibits and children events, similar to last year's event. Borough forces will construct new doors for the band shell with funds raised last year. The doors will be constructed from wood, painted green to match the arch and secured in a modified track system. A new planting bed will be added at the entrance at Wile Avenue and Reliance Road. A section of old walking path will be removed around the shuffle board courts and play structure. The new paved walkway will be much wider and level. Drainage near Reliance Road will be improved and the stumps from the trees removed by PPL along Reliance Road will be removed.

- f) Borough Manager Michael Coll discussed some success that we had with the portable skating rink set up in right field of the ball field. The location appeared to be relatively level, but still resulted in a water depth ranging from 4 inches to over a foot. The shallow area froze solid fairly quickly, but the deeper end struggled to freeze all season limiting the success of the rink. A suggestion was made to locate an area in the Community Park near the pavilion that can be graded to a flat level area for the rink to maintain the minimum recommended depth of 4 inches of water with the hope of greater success next season. Borough Council agreed with the recommendation.

5. Property Committee

- a) A meeting was held with SEPTA representatives on January 30, 2013 to resume discussions on negotiating a long term lease agreement for the train station properties. Following the meeting Borough Solicitor Robert Bricker prepared a summary of the lease terms and our Borough Engineer prepared a legal description and survey of the property to be incorporated within the lease. The proposal was distributed to Borough Council for their review. The lease follows a SEPTA demand that the lease be at least revenue neutral to SEPTA. A copy of the information was forwarded to Representative Robert Godshall who followed up with a letter of support to SEPTA. Our goal is to have a lease commitment by June of this year. To maintain movement on this project, Borough Council agreed to take advantage of this down time to solicit proposals from consulting firms to begin design of the project. A formal motion to authorize the RFP will be on the April 1, 2013 Borough Council Agenda.

Administrative Work Session – March 18, 2013 (7:00pm-8:55pm)

Council Attendees: John Reynolds, Brian Goshow, Jeffrey Gross, Andrew Schlosser, Steven Toy, Preston Miller, Richard Halbom and Edward Huber.

Staff Attendees: Police Chief James Leary, Borough Manager Michael Coll.

1. Police Committee

- a) Chief James Leary discussed a number of police activities and issues of interest to Borough Council.
- b) Following discussions at last week's work session, Chief Leary reported on the proposed fireworks display in the Community Park on June 23, 2013. He discussed the date with Concert Sundaes representatives, Generations is scheduled for the food and ice cream that evening and the North Pennsmen, of which former police officer David Gale is a member, will be performing. There are no issues from Concert Sundaes with this date. Brian Goshow and John Reynolds met with Univest about sponsorship. They agreed to assist but not at a sponsorship level. Additional fundraising is still required.
- c) Borough Council continued discussions on the status of current temporary parking restrictions in the 600 block of East Chestnut Street. A sketch plan was presented to Borough Council proposing to eliminate the single striped parking stall in front of their property as originally shown on their land development plan and adding up to three on street spaces on the north side of the street. The plan will require center line striping to shift the drive lanes around the street parking, which may provide some added benefit in

traffic calming. Another option is to simply remove parking from the north side of the street and allow as much parking as possible on the south side of the street. Borough Council initially favored the sketch plan proposal.

- d) Chief Leary has been in conversation with Police Chief Joe Kozeniewski of Franconia Township about the Borough's desire to restrict truck traffic on West Reliance Road. In order for this restriction to be most effective Franconia Township will have to agree to begin the restriction either at Cowpath Road or Godshall Road in the township. If we post the restriction at Colonial Avenue, it will push truck traffic into other neighborhoods. Franconia Township will consider this request.
- e) A recommendation was made to appoint Eric Boynton, 21 Hillside Avenue, as a member of the Police Civil Service Commission for a six year term through December 31, 2018. Larry Opdyke's resignation has been withdrawn. The Commission will have a full complement of three members after this appointment.

2. Administrative Committee

- a) Borough Manager Michael Coll reported that a request was made to adopt a resolution designated Souderton School District Business Manager William Stone to serve as our alternate delegate on the Montgomery County Tax Collection Committee, in place of the former Business Manager. Borough Council agreed with the request, which will be placed on the April 1 Borough Council agenda.
- b) The Borough Manager also noted that one vacancy remains on the Souderton Industrial Development Authority. The authority has not been active for some time. Representatives do not necessarily need to be residents of the Borough. We are working with the IDA to bring the duties of the treasurer into the Borough Office.
- c) A letter was received from the Delaware Valley Regional Planning Commission requesting confirmation from the Borough whether we intend to implement the planning grant for the Business Improvement District. The confirmation must be received by March 31, 2013. Borough Council confirmed that they desire to take advantage of the planning grant. DVRPC also suggested that the Borough begin the RFP process to select a consultant in order to complete execution of the grant contract, preferably before June 30, 2013. A motion will be prepared for the April Borough Council meeting to authorize the advertisement of an RFP for the Business Improvement District planning project.

3. Development Committee

- a) Borough Manager Michael Coll submitted a conceptual plan that he received from Tim Hendricks of THP proposing to develop the former parking lot on School Lane into a 24 unit garden apartment style development with a retail use fronting East Broad Street. At a staff level meeting on February 25th, Turnersville Estates land planner John Kennedy presented a concept plan to develop the high school property into a mixed use development. Additional townhomes were shown on School lane and along Chestnut Street. A restaurant and possible hotel served as a center anchor surrounded by other mixed use buildings with commercial on the ground level with up to three stories of residential above. They confirmed their interest in submitting a single comprehensive development plan for the site. Staff and planning consultants commented on the various aspects of this beginning plan and another meeting is expected to be scheduled in April. Turnersville Estates is moving forward with the variance application for the parking lot development, scheduled before the Zoning Hearing Board on April 9, 2013. The developer will also appear before the Souderton Planning Commission on March 20 for a cursory review of the parking lot redevelopment plan. Borough Council commented that the dimensional variance requests do not seem to be out of line for this parcel given its unique shape. Concern was expressed over the potential variance from the mix ratios. The developer needs to make sure that the total development complies with the mix ratios, the initial concept plan seem to be too residentially oriented. Borough Council instructed the

Borough Solicitor to attend the hearing and take party status to the application.

- b) Borough Manager Michael Coll reported that the Zoning Hearing Application for the former Musselman Vending Business that operated at 541 Wile Avenue has been withdrawn. The property is located within an R-1 Residential District and operated as a lawful non-conforming use. The application initially proposed to demolish the building and subdivide the property into two undersized single family building lots. The applicant is now considering a twin dwelling for the site and plans to appear before the Planning Commission in March and at the April 15 Borough Council work session for a cursory review and discussion of alternatives.

4. Finance Committee

- a) Borough Manager Michael Coll reported that Borough Solicitor Robert Bricker has prepared and advertised an Ordinance for consideration at the April 1, 2013 Borough Council meeting to amend the terms of three of the Borough's existing loans. Settlement is anticipated by the end of April.
- b) Borough Solicitor Robert Bricker prepared and advertised an Ordinance authorizing the Perseverance Volunteer Fire Company to bill insurance companies for certain emergency services. This Ordinance will be on the April 1 Borough Council Agenda.
- c) The quarterly sewer billing will close at the end of the month. Delinquent accounts with balances exceeding 120 days will be forwarded to Portnoff Law Associates for collection in early April. Staff has been warning customers of this action during the reminder notice cycle.