

The monthly Work Session meeting of Souderton Borough Council, held on the above date, was called to order by President Brian K. Goshow at 7:00 p.m. Council President Brian Goshow noted that this meeting is being recorded and will be available to view through the Borough website. The Borough Council Work Session meeting was attended by the following members and staff:

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| President Brian K. Goshow | Councillor Daryl Littlefield |
| Vice President Julie Munden | Councillor Edward Huber |
| Councillor Donna Rogers | Mayor John R. Reynolds |
| Councillor Ned Leight | Junior Councillor Nick Mancini |
| Councillor Richard Godshall | |
| Councillor Daniel Yocum | Borough Manager P. Michael Coll |
| Councillor Matt Mscichowski | Police Chief Brian A. Newhall |

PRESENTATIONS

Steve Sun, owner of the Red Brick Office Suites at 121 N Main Street, Souderton, addressed Borough Council on the recent flooding event caused by Tropical Storm Ida. The open storm drainage culvert behind his building flooded the basement of his building. The culvert also overflowed in 2020 as a result of strong storms. As a result of the flooding, the owner has decided to relocate 8 of the basement offices to the upper floors and he was forced to cancel a lease for a potential tenant. Borough Manager Michael Coll showed a series of videos of the storm flooding taken by Mr. Sun and Councillor Daniel Yocum. Significant storm water drained from properties north to Central Avenue towards this culvert at the bottom of Main Street. There is a blocked storm drain line along the Central Avenue railroad grade crossing that ultimately contributed to the excessive flows. The Borough Manager has requested the Borough Engineer to evaluate the culvert and associated storm water flows and offer recommendations for possible improvements. The Borough Manager did note that this particular culvert runs under Main Street, runs under the stairway between the Montgomery Theater and the Souderton Restaurant and eventually flows to an open stream channel at Wile Avenue. This culvert originates at School Lane and East Chestnut Street and flows under the railroad bank behind the office building. There are a number of challenging conditions associated with any planned or recommended improvements.

Calvin Munden, 220 Montgomery Avenue, Souderton expressed his interest in serving as a member of the Souderton Planning Commission. He has been a resident of the Borough for the past 20 years and has professional experience as a mechanical designer, currently he is employed by PECO as a drafter for the residential gas mapping division.

Realtor Bob Acuff has been working with the Kenneth Kratz Estate to sell the

vacant parcel at Reliance Road and N. Second Street. Souderton Borough Council approved a five unit townhouse development for this tract in 1996, but the owners did not pursue the development. There is an interested purchaser for this tract that desires to construct a five unit townhouse building on the site as originally proposed. They will be three story units with a homeowners association. The previous plan had a carport and five parking spaces in the rear yard of the property. The current builder requested consideration of a front loaded garage to create more useable rear yard for the residents, but a rear loaded garage can also work for this site. Borough Council noted that all of the apartment buildings along N. Second Street have parking in the rear and they would prefer a rear loaded garage for this parcel as well. The property is now located in a C-2 Limited Commercial/residential District which will require front porches and architectural requirements for the front façade. There was concern expressed over the need to revisit storm water management facilities based on current requirements. Borough Council referred the plan to the Souderton Planning Commission for further review and recommendation.

POLICE COMMITTEE

Police Chief Brian Newhall noted that the department is actively working in conjunction with the Code Enforcement Officer to resolve the issue at 65 W. Chestnut Street.

Chief Newhall reported that two school crossing guards have developed health issues, the officers will cover the school crossings until the guards return.

HIGHWAY COMMITTEE

The Borough Manager summarized a list of paving projects to be completed this fall through the Liquid Fuels Fund. The streets will include Parkview Drive, Diamond Street, S. Fifth Street (Noble Street to Montgomery Avenue) and a repair to Green Street between Diamond Street and Walnut Street. The estimated project cost for these projects is just under \$95,000.00.

Tropical Storm Ida created a significant surcharge along the West Broad Street storm water culvert. The surcharge created damage to the road surface at Adams Avenue and West Broad Street, which also occurred during a 2020 storm event. The Borough Engineer designed a structural slab to support a grated manhole cover on Adams Avenue to relieve the surcharge and prevent lifting of the road surface. A quote was obtained by Plymar Construction Company to assist the Borough with this installation the a cost of \$4,165.00. The Borough will secure additional materials for the job in addition to their work.

The Borough Manager and CKS Engineers will be meeting with Franconia

Township in early October to conceptually review the proposed land development plan for the Cherry Lane Public Works facility project ahead of a formal plan submission.

ADMINISTRATIVE COMMITTEE

Borough Manager Michael Coll presented a proposal from Phillips and Donovan Architects for renovations to the Souderton Municipal Building. The proposal is all inclusive from planning, electrical, plumbing, mechanical designs and specifications, bid specifications and construction administration. The Borough Manager suggested that the estimate for construction management should be much lower since we can utilize our on staff to oversee the construction. A recommendation was made to accept the proposal and move forward with the planning.

Borough Council discussed possible candidates for the Souderton Planning Commission. Calvin Munden expressed his interest in this appointment. It was noted that the other remaining candidate Alan Miles, is travelling and was unable to attend. A recommendation was made to delay the appointment and invite Alan Miles to the October work session.

Borough Council discussed an appointment to the Souderton Industrial Development Authority. The 5 year term of Robert Wellington has expired. Councillor Daniel Yocum will consider a recommendation for appointment.

Borough manager Michael Coll reported that Marvin Anders has announced his intent to retire from service as our representative to the North Penn Water Authority Board of Directors. Marvin Anders has served in this capacity for over 40 years and expects to be moving from the Borough at the end of this year. He provided a list of candidates that Borough Council may want to consider for this position. This matter will be on the next work session agenda for further consideration.

Souderton Connects recently proposed a change in our relationship concerning the posting of events to the digital sign on Main Street. Members of Souderton Connects objected to the posting of the Telford Night Market on the sign by Souderton Borough. Souderton Connects suggested that they be permitted to review all postings to the sign in the future. Borough Council rejected the proposed revision and desires to retain our originally agreed upon discretion to post community events. Presently the Borough has posted only 10% of the current advertisements on the sign.

DEVELOPMENT COMMITTEE

The Borough Manager reported that the Zoning Hearing Board will be meeting on Tuesday, October 12, 2021 to consider two applications. The first application concerns a vacant lot situated between 426 and 412 Lincoln Avenue. The applicants are seeking a

special exception to consider this parcel as a lawfully non-conforming single family building lot. However, there is controversy over the encroachment of a fence that was installed into this vacant parcel for the property at 412 Lincoln Avenue. In the alternative, the applicant will request specific dimensional variances to construct a single family detached dwelling on this parcel. Undoubtedly the encroachment of the fence will need to be addressed as part of this application.

The next application submitted by Emmanuel Evangelical Lutheran Church, 69 W. Broad Street, concerns a change in use for the existing former parsonage situated on the same parcel. The property is located within an R-3 Residential District. The applicant desires to renovate the former parsonage into a three unit multifamily dwelling to serve as a local ministry, in conjunction with Worthwhile Wear, for housing for single women. Multifamily dwellings are permitted within the zoning district. The applicant requests dimensional variances concerning lot width and a side yard setback to permit the conversion of the existing parsonage.

Borough Council opted not to take party status in either application.

President Brian Goshaw suggested consideration in citing companies, not the residents, that consistently violate the requirement to obtain permits for storage sheds, fence installation and roofing. He noted that the same company was stopped twice in recent months for placing storage sheds in violation of the Zoning Ordinance, one was actually going to be placed over a property line.

President Brian Goshaw provided Borough Council with an update on the proposed 309 Connector Project. The second phase of this project is in planning and is expected to be completed by 2025, with the final phase completed in 2029. The project is well behind its original schedule and unfortunately truck traffic in the Borough is likely to increase as a result of the delayed 309 connection.

SANITATION COMMITTEE

Souderton Borough Council had a lengthy discussion over the bids for the Solid Waste Collection and Disposal Contract. The increase in the cost for this service is of major concern. The competitive nature of the bids suggest that the pricing is reflecting current market conditions. Price increases are also reflected in private subscription rates. Our bid includes a bulk item each week, while most of the private subscription rates restrict the volume of trash and surcharge collection of bulk items. There are only three main haulers in operation, compared to the seven when the municipal service was first implemented. The options are to accept the current bid, or reject all bids and let residents go back to private subscription which may be very difficult and frustrating to them. Discussion also included a transition to having Borough forces collect the trash, but there must be a period of time to evaluate and plan for such an option.

President Brian Goshow recognized Attorney Bill Fox of J. P. Mascaro who suggested the benefits of fixed pricing under a single hauler contract versus private subscription service. He further agreed with the assessment that the current bids are very competitive under current market conditions. He continues to stress that Whitetail is not the lowest responsive bidder for reasons outlined in their letter to Borough Council.

Following additional discussion, a recommendation was made by President Goshow to formally consider awarding the contract to Whitetail Disposal at the October 4, 2021 Borough Council meeting.

RECREATION COMMITTEE

Borough Manager Michael Coll reviewed the status of improvements at the Souderton Community Park. The committee continues to work on the placement of the proposed new playground and exercise equipment, along with revisions to the location of the rain garden. The next committee meeting will be on Wednesday, September 22, 2021.

PROPERTY COMMITTEE

Borough Manager Michael Coll noted that there are no updates associated with the recent concept plans for the Chestnut Street Parking lot improvement project.

FINANCE COMMITTEE

Borough Manager Michael Coll presented Borough Council with the work sheets used to calculate the minimum municipal obligation to the Police Pension Plan and the Non-Uniformed Pension Plan for the 2022 calendar year, which must be part of the 2022 Budget.

There being no further business the meeting was adjourned at 9:35 pm.

Respectfully submitted,

P. Michael Coll, Secretary