

November 16, 2016

The Business Meeting of Lansdale Borough Council was held on Wednesday, November 16, 2016 in the Council Chambers, 1 Vine Street, Lansdale, PA and called to order at 7:04 pm by Council President Denton Burnell.

ROLL CALL:

- (X) Councilman Angelichio
- (X) President Burnell
- (X) Councilwoman Hawkins Charlton
- (X) Councilman DiGregorio
- (X) Vice President Fuller
- (X) Councilman Hansen
- (X) Councilman Malagari
- (X) Councilman Van Dame
- (X) Councilman Work
- (X) Mayor Szekely

Borough Representatives:

Borough Manager, Jake Ziegler
Asst., Finance Dir, Brian McGowan
Asst. Borough Manager, John Ernst
Parks & Rec. Director, Carl Saldutti
Electric Superintendent, Andy Krauss
Public Works, Rick DeLong
WWTP Superintendent, Dan Shinskie

Borough Solicitor, Sean Kilkenny
Borough Engineer, Christopher Fazio
Lieutenant Alex Kromdyk
Library Director, Tom Meyer
IT/GIS Coordinator, Bryan Poster
Cust. Svc/Records Mgr., Pat Chapman

Residents:

Edward Scheuring – 220 S. Line Street
Debra Henning – E. Fourth Street
Rose Chapman – W. Mt. Vernon Street
Richard Strahm – 600 Columbia Avenue

Agenda Item #5 – President's Comments

President Burnell – An Executive Session was held before the meeting regarding a personnel matter. There will be two action items coming from that session later this evening.

Agenda Item #6 – Presentations:

Business of the Month –Allen Door Company presented by President Burnell

- Located at 900 Walnut Street in Lansdale, Allen Door has been providing high quality garage doors and much more for nearly 40 years. Founded in 1977 by Roy Allen, Allen Door and Service Corporation is now a third-generation family business that provides expert garage door sales and service to Residential and Commercial customers throughout the Montgomery and Bucks County region.
- Always a Lansdale Borough business, from humble beginnings in their first location near what is today the Turbo Loft condos, then doubling in size to offices on 5th Street, and ultimately doubling in size again to their current office and warehouse location on Walnut Street, Allen Door has shown consistent growth in their 40 years, supporting their customers with a pragmatic and straightforward philosophy: Provide a quality product and service at a fair price.
- What Roy founded in 1977, Bill Sr. took over in April of 1980, and he is still there today. In 1998 [while still in high school], Bill Jr. joined the team supporting his father. He

ultimately joined the company full time in 2009, but not without: 1) Going to college, 2) Graduating and 3) Working at something else first. Needless to say, Bill Jr. checked all those boxes and it's clear when you speak to him and his father that they both share the same passion for this business that Roy started all those years ago.

- Allen Door employs eight full time employees, most of whom have been with the company for over 20 years. In addition to Bill Jr. and Sr., who manage day to day company operations and sales, the company has four installers, one office manager and a parts and service manager. And while garage doors are certainly a staple of their business, Allen Door provides a long list of commercial and residential products including overhead doors, rolling steel doors, traffic doors, glass and aluminum store front doors, fire doors, rolling shutters and grills, carriage house doors, garage door openers and more.
- While touring through their facility there is one item in particular that catches your eye. It wasn't a door, but instead a plaque, which Bill Sr. saw and had to have because it clearly defined how they view their customers. It says: "The Customer: Because the customer has a need, we have a job to do. Because the Customer has a choice, we must be the better choice. Because the Customer has sensibilities, we must be considerate. Because the Customer has an urgency, we must be quick. Because the Customer is unique, we must be flexible. Because the Customer has high expectations, we must excel. Because the Customer has influence, we have the hope of more customers. Because of the Customer, we exist." At Allen Door, they understand well what it means to support their customers.
- Allen Door is a member of the North Penn Chamber of Commerce, Tri State Door Dealer, and Door and Hardware Institute. Moreover, they are a certified I.D.E.A member (Institute of Door Dealer Education and Accreditation) of the International Door Association. Allen Door consistently gives back to the greater Lansdale community in many ways, supporting North Penn Girls Softball and North Penn Little League, St. Stan's, the Boys and Girls Club, Cannoneers, and many more.

Bill Allen, Sr. – Thank you to our employees and all of our customers who have continued to come back to us over and over again.

Fairmount Fire Company presented by Jay Daveler, Fire Marshal

- The Fairmount Fire Company (FFC) members are volunteers and have served the Borough since 1889.
- When Jay started as a firefighter they were getting about 40 calls a year. Now the Company gets about 40 calls per month.
- To become a volunteer firefighter you have to attend 180 hours of training and must receive your certification.
- The .260 mils that the FFC receives, which is about \$182,000 per year plus their fundraisers (the car show, golf outing and mailer campaign) go toward the equipment needed for each firefighter as well as saving money to maintain/fix/purchase new trucks.
- It costs approximately \$8,692 per firefighter to have the proper uniform, protective gear, digital radios and breathing apparatus to go out on a call.
- The protective gear that are worn during each fire call have to be replaced about every 10 years or sooner depending on wear and tear. The FFC also pays for the training of each new volunteer and there is always training that needs to be done for seasoned firefighters too. They also pay for all the utilities to the fire house.

Councilman Hansen – What percentage of funds do you receive from fundraising?

Mr. Daveler – About \$24,000+ between the car show and the golf outing.

Vice President Fuller – The \$8,692 figure you talked about, what does that include?

Mr. Daveler – That is the total cost to dress a firefighter from their dress uniform to their protective gear and their pagers and digital radios.

Councilman Angelichio – Since it costs so much to train and outfit a volunteer, is there a way to ensure that the person will stay with the company a certain amount of time? If you make that kind of financial investment you would hope it would be a good one and the person stays.

Mr. Daveler – We can't force/require a volunteer to stay any amount of time. We just have to trust that they will stay with the Company.

Councilman Van Dame – How many volunteers do you have right now?

Mr. Daveler – 45 volunteers.

Councilman DiGregorio – Do the firefighters go through ongoing safety training on a regular basis?

Mr. Daveler – Yes, they do. It is a requirement and they have to follow OSHA standards as well.

Councilman Malagari – Do you have a list of yearly expenditures versus revenues?

Mr. Daveler – He does but not with him tonight. He will get it to Council.

Councilwoman Hawkins Charlton – She is the wife of a FFC firefighter and these volunteers spend a lot of time away from their family. When they get a call it doesn't matter what time it is or if it is a holiday or not. They go because they are dedicated.

Ms. Rose Chapman of W. Mt. Vernon Street – The letter she receives each year from the FFC to donate is that part of the \$24,000 of fundraising money?

Mr. Daveler – No. That campaign is a separate funding source and they don't see those numbers until the end of the year.

Hometown Hero Banners presented by Anne Henning Scheuring

- The purpose of the Hometown Hero Banners was to honor those that have actively served in the military and were connected to Lansdale Borough in some way.
- They had 413 banners hung between April and November 2016.
- The cost estimate to hang the banners in 2017 will be about \$12,000 for the Public Works crew to put up and take down.
- She wanted to thank the Borough and Council for the approval to allow the banners to be hung and she hopes they can do it again next year.

Mr. Ray Liberto – We have a plaque for Anne to show our gratitude and she is our hero for highlighting those who served from Lansdale.

Vice President Fuller – What did it cost to do this program in 2016?

Ms. Scheuring – It was about \$37,000 for the brackets and additional materials.

President Burnell – Those costs won't occur again next year because the brackets were purchased this year and it won't take as long to put them up or take them down.

Councilman Hansen – What was the cost versus the revenue?

Ms. Scheuring – They brought in about \$40,000 which paid for the banners, insurance and sponsored banners that people could not afford, plus storage boxes, incorporation of the project, supplies, etc.

Councilwoman Hawkins Charlton – There are 50 more banners that were purchased after the deadline. Will they go up next year? Will we cap it at a certain amount?

Ms. Scheuring – She hopes they will go up. They will need additional poles and brackets to hang them.

Ms. Jean Fritz of Pennbrook Avenue – Where will the banners be stored and will each banner be put back on the same pole they were on this year?

Ms. Scheuring – Those that were KIA will be relocated to Memorial Park and some in the park will be moved elsewhere. The banners will be stored in climate controlled boxes with paper between each banner.

Councilman Angelichio – What percentage of operating expenses came from public funding?

Mr. Ed Scheuring – Tax payers funded some of the brackets and the cost of Public Works putting up and taking down of the banners.

Discover Lansdale presented by Richard Strahm, Treasurer

See the full presentation at the end of the minutes.

- Discover Lansdale (DL) is a 501(c)3 non-profit organization that promotes the Borough of Lansdale. Their job is to market the town and lessen the burden of government to do that.
- Some of the events that DL runs are Founders Day, First Friday, Cruise Night, beautification of the downtown area with planters, the DL Magazine and Business Directory. They also help other community events with their insurance coverage.
- DL purchased the Freight Station from the Parking Authority a few months ago. The Station was built in 1908. No Borough funds were used to purchase the building.
- The money they receive comes from several different facets in addition to the money that the Borough gives DL each year. They receive money through sponsorships, vendor opportunities, magazine ads, donations of cash and in-kind services, merchandise sales, etc.
- Everyone on the Discover Lansdale Board is a volunteer and they have one staff member who assists in event planning and works about 15 hour per week. DL has one person on payroll because as volunteers they all have day jobs and can't do everything themselves.
- The expenses in 2016 totaled \$77,000 which outweighs the Borough contribution of \$50,000.
- Eighty-six percent of expenses is for public events and fourteen percent goes to administrative duties, rent for storage, etc.
- The DL volunteers logged about 1,624 hours in 2016. Imagine having to pay Borough staff for those hours to do all the events that DL facilitates.

- The chart (*in the presentation at the end of the minutes*) explains how DL started and the funds that the Borough initially gave to DL to get started. As with any other organization, they need to have money in reserves too.
- They spoke with Stove and Tap and their business goes up 5% on First Fridays. Swirled Peace's business on a good First Friday night goes up 30% and on a great First Friday night it goes up 50%.

Councilman Hansen – Thank you for your presentation. This is all we asked for and more.

Councilman Angelichio – Are the private contributors differential from the start-up of DL to now?

Mr. Strahm – They have seen an increase in dollars and in-kind services, but they would like to see more business participation.

Councilwoman Hawkins Charlton – Why are we not reducing the payment from the Borough to DL to \$25,000 this year?

Mr. Strahm – We are requesting to keep the \$50,000 contribution so we as a non-profit can continue to invest in the Borough.

Mayor Szekely – It was brought to his attention that maybe DL should be a 501(c)6 organization which is more like the Chamber of Commerce as it has been talked about that DL is to help with economic development.

Mr. Clement, Solicitor for Discover Lansdale – When DL was formed, their goals were not specific so they used the 501(c)3 status as that covered a lot of ground. As they have grown as an organization, their current non-profit status fits well.

Vice President Fuller – As you saw from the slides with the expenses, \$25,000 really wouldn't put a dent into them. That is why we requested not to be dropped down this year.

President Burnell – He remembers that it was said that more fundraising would be done by DL so that they wouldn't depend on the Borough's contribution. How has fundraising been stepped up? Will \$50,000 be requested in subsequent years?

Mr. Strahm – Please remember that DL is made up of volunteers but we will be stepping it up for 2017. We have a new Board member who does fundraising as her profession so she will be a great help to them.

Councilman DiGregorio – The Borough has supported DL for the last five years. He hopes that you can become self-sufficient soon.

Mr. Strahm – You could look at the contribution as an investment instead of an expense.

Councilman DiGregorio – Do you have a ball park figure of how much the businesses support DL for First Fridays since they benefit from people walking around the downtown?

Mr. Strahm – We would like to get the businesses to contribute more and be more involved, but many businesses do provide us with in-kind services and donate items when we need raffle baskets, etc. for fundraising.

Vice President Fuller – Some businesses give DL deep discounts on some items that we need for First Fridays.

Councilman DiGregorio – Public Works puts out a lot of their time for DL events.

Mr. Strahm – Public Works and the Police Department all put time in for our events not just First Fridays. They assist other organizations as well as DL.

Ms. Fritz – Didn't DL get \$150,000 from the Borough in 2012?

Mr. Strahm – DL got a check for \$125,000 from the Borough. The other \$25,000 was spent to cover events that happened before DL became an official non-profit.

Ms. Fritz – Shouldn't these events be less of a burden on government?

Mr. Strahm – If the Borough had to organize and be at all of DL events instead of DL Board Members it would cost the taxpayers way more than the contribution they give now. DL infuses a sense of meaning of living in Lansdale Borough.

Mayor Szekely – Do you know what you will be looking for financially in the future?

Mr. Strahm – We are grateful for the support that we get and hope to continue to receive support from Council and the Borough.

President Burnell – This is the first year that the Borough did not step down on our financial support.

Mr. Henning of W. 4th Street - \$50,000 is cheap for what it costs DL to do for each First Friday, Founders Day and assisting other community events.

Preliminary 2017 Budget presented by Jake Ziegler

The presentation made by Mr. Ziegler is as follows:

As we look at where we are as a borough, a concept that keeps coming to mind is community. A community is made up of neighbors. The main thing that I have enjoyed while being part of the Lansdale community is my neighbors. We look out for each other; looking in on an elderly neighbor, watching each other's kids grow, assisting on a home project such as mending a fence or helping shovel snow, hopefully not back into the street. Being part of a community also includes going with neighbors to one of our many community events or welcoming a new neighbor to the house or apartment down the street.

Being part of a community also builds relationships. Those relationships involve people, but also include businesses, community organizations and other volunteers. We have seen a visible impact from those relationships around the borough over the past year. We've seen Anne and Ed Scheuring conceive and carry through the Hometown Heroes Banner project.

It is exciting to see the many events and happenings around town. We saw the huge outreach during this summer's Founders Day events throughout town. And one of my favorite family events is coming up soon, the Christmas Tree Display. As a grandparent, it's a memorable time taking my grandkids to see all the different trees....Bill Henning's spectacular Lionel tree reminded me of Lansdale's railroad history and how special the holiday season is here in Lansdale.

We at the Borough also look forward to new ideas that neighbors and a community develop, much like the grassroots beginning of the annual Beer Fest which started as a concept among

neighbors that turned into an event drawing thousands to Lansdale each summer. The list of events and individuals who make Lansdale such a vibrant community is too long to list tonight, but we look forward to these initiatives continuing to grow.

As good neighbors, we like to see our properties well used, maintained and improved when necessary.

Also as good neighbors, it's exciting to see new families move into Lansdale and become part of our community. This is something that we've been experiencing over the past few years. All indications are that this will continue to be the pattern for Lansdale Borough well into the future.

As we all strive to be good neighbors, it is without question important for us to collectively keep our Borough house in good working condition. We at the Borough are committed to achieving that goal and moving forward, we will continue to employ sound business practices.

First, we will maintain our essential services.

We will balance our budget with appropriate revenue increase.

We are and will continue to address our current and future infrastructure needs.

Through all this, we are investing in Lansdale.

To illustrate how staff is investing in Lansdale, each department has highlighted their accomplishments of 2016 and identified their goals moving forward in 2017. As we look through the following slides, I will cover some of the highlights and you will be able to find the full presentation on our website.

POLICE

The Police Department has settled in to their new home here in the municipal complex and are now looking for ways to utilize the great space they are in. As both an accomplishment and a goal, the accreditation process is much easier with the resources available to them. Law enforcement accreditation is a method and an ongoing process to ensure that the Lansdale Police Department is in compliance with national "best practices" in policing. These practices cover all aspects of law enforcement policies, procedures and operations. Accreditation makes a statement to other law enforcement agencies and the community that the Lansdale Police Department meets the highest standards of professionalism.

We as a community know that Lansdale Police are top notch, but now it's official.

ELECTRIC

Everyone knows that the Electric Department makes sure your lights go on, but as you can see by their 2016 accomplishments, they do so much more.

One of the largest accomplishments for this year was the LED Streetlight replacement program. By replacing our fixtures, we are improving visibility and safety in our neighborhoods as well as saving costs by working with DVRPC and surrounding municipalities.

Looking to 2017 the Electric Department will maintain the services they provide by repairing and replacing items to assure residents' lights do go on and projects continue moving forward.

COMMUNITY DEVELOPMENT / CODE ENFORCEMENT

2016 was a collaborative year in the Borough but especially in the Community Development Department. The most notable collaboration is that of the Borough and SEPTA. As Lansdale and neighboring communities continue to choose public transportation, SEPTA recognized this trend and took action by investing in the Borough.

Ninth Street Station was constructed and opened to assist in attracting future transit oriented development to the former American Olean Tile Plant location. Additionally, the station is being used for temporary parking during construction of the garage at the Lansdale Station. After much coordination with the Borough, construction began on the garage this year and is nearly complete. In addition to adding parking spaces for commuters, the garage is also positioned to dovetail with the development of Madison Parking Lot. Looking to 2017, cooperative efforts will increase through the various construction projects in Lansdale.

PROJECT MANAGEMENT

As the interest in development in Lansdale grew, the Borough created and filled the position of Project Manager. This position is pivotal in keeping projects on task and well-managed. One of the main functions of this position is agency coordination. The Borough works with PennDOT, DEP, SEPTA, to name a few, on projects from conception all the way to implementation. Having a designated staff member to oversee direction, administration and completion of the various projects is a huge advantage for the Borough.

CUSTOMER SERVICE

The Customer Service Department has been in the building for over a year, and the feedback has been that it is easier to interact with the Borough when paying bills, signing up for service or any of the many functions of our Customer Service Department. Included in those functions is responding to questions raised by our citizens whether in person or through Right to Know Requests. On the average, the Borough receives 100+ Right to Know Requests each year, each of which must be answered in a defined timeframe. In order to answer those requests, it is important to have up-to-date laws and Ordinances. Through the codification process the borough will be able to function more efficiently across departments allowing for easier enforcement as well as making our laws readily available for our neighbors to view and follow.

LIBRARY

Another place that I love to take the grandkids is the Library. Offering over 900 programs each year, there's always one for the family to enjoy. This year, the library started the Bike Loan Program which is a collaboration with the Partnership TMA that allows citizens to borrow a bike at no cost for up to three days.

In addition to the bike program, the Library looks to work with the North Penn Arts Alliance to refurbish the art gallery in the library. With the knowledge of a local organization, the library will become a place to exhibit and show off the talent of our neighbors.

GIS/IT

Despite our small size, Lansdale has become more of an urban center with growing needs. The GIS/IT Department assists in making those needs attainable as well as easier for staff to complete their jobs.

Maps for pavement management, turf maintenance, cemetery, zoning and flood plain can be used by various departments to help create, maintain and implement programs now and into the future.

Technology will play a large role as we move forward and the investment we make today will only help us in the future.

PUBLIC WORKS

Here in Lansdale we're lucky to have a public works department that serves as our "in house contractor." Without our Public Works crews, projects could require outside contractors to dig

holes or bury lines. As you can see in the picture, our Public Works and Electric crews worked together to complete a portion of work for the SEPTA bridge.

We've all heard about MS4 for years and now at its implementation stage, it is likely to be one of the largest implementations that we will complete as a Borough. We recently submitted the study to DEP and in the near future we will begin the project.

WWTP

The largest accomplishment for the treatment plant this year was the completion of the capacity upgrade. These upgrades allow the Borough a more environmentally friendly way of treating excess flow coming into the plant and continue normal operation of the plant. This major investment will keep us in compliance with environmental regulation.

Additionally this year we replaced our Sludge Hauling Truck. While the outside looks nice and shiny, it's even more important for the inside of the truck to be well maintained for safe and efficient transportation of materials.

For 2017 the plant continues to look at making capital improvements to remain compliant with regulatory agencies as well as keep water clean and safe for our neighbors.

PARKS & RECREATION

And speaking of water, the Parks & Recreation Department added some new features to the pools this year for everyone to enjoy. Children and adults alike can enjoy the challenge of a climb on the AquaClimb Wall or jump from finger to finger on the floating Wibit hand.

As a result of long term planning, many of the items you see on this list began work before 2016. The Liberty Bell Trail continues to move forward as we recently worked to align the trail with the Andale Green Development; Weaver Field Grandstands are an iconic part of our park system and are receiving the updates they need; and we met with neighbors of Fourth Street last month to discuss the location of a the long talked about skate park.

We not only serve our neighbors, but we listen to them as well. Many have asked for an easier way to register and pay for the great programs offered through the Parks & Recreation Department and in 2017 we're looking to make that request a reality.

This leads us to our proposed course of action to deal with the gap between our expenditures and revenues by increasing our millage .225 mills. This equals \$27.00 per year. These numbers are based on an assessment of 120,000 dollar home by Montgomery County.

I would like to point out that in 2017, we are projecting a 1.04% increase in overall salaries and wages.

Also, we are projecting a decrease in the cost of benefits by 2.2%.

So how does this affect our neighbors in Lansdale? Here we show how your current tax dollar is allocated between the three taxing entities. Again, these numbers are based on the assessed value per Montgomery County.

Here we show how tonight's proposal for funding the gap will affect that dollar allocation. As you see, the proposed action equals 567 dollars for our neighbors.

Once again, thank you for your attention and time as we've talked through the 2017 budget. To summarize, I am presenting a budget that is balanced in total as well as in each fund, setting aside some funding for future needs through a proposed .225 mills.

As outlined, the 2017 budget assures that the borough is fully prepared to serve our community and neighbors.

Councilman Malagari – Can you explain how we have a funding gap and why?

Mr. Ziegler – The cost of living value and setting money aside in reserves is why we have a gap. We could just shift money around, but that is now how we should be planning for the future of the Borough. We originally had a gap of \$375,000 and we have gotten that down to \$169,000.

President Burnell – We could take money from reserves to balance the budget but that was the approach that was done in the past which resulted in the Borough having no savings left. Borrowing from savings to balance the budget is not a sound business practice. Expenses go up every year and we have to account for that.

Councilman Van Dame – Capital improvements that are needed have to be funded. We are an old Borough. We can't pay for capital items from the electric and sewer funds any longer.

Mr. Ziegler – We are putting \$1.75 million into the reserve fund to add to the \$11 million that we have in order to get capital improvements done.

Councilman Angelichio – Sustainability is important but we did raise taxes more than we needed to two years ago and put money away for a rainy day. So we wiped out the money from the last tax increase. We can't raise taxes every year. He urges Council and staff to look at the budget again and shave more so we don't have to raise taxes. New properties are coming into the Borough in the next year and we have to consider the income from those properties. Revenue from electric and sewer may need to be used.

Councilman Van Dame – Taxes were raised a couple of years ago and money was put into reserves. This year we were not planning on putting money into reserves but we can. He understands that we can't keep asking for more, but he recommends a small tax increase this year rather than a large increase next year. We did hear from people two years ago that they rather we come to them with smaller increases more frequently than large increases every four or five years.

Councilman Angelichio – The millage increase covers the short fall plus \$1 million to go into reserves.

Councilman Van Dame – Yes, and then we would not transfer as much from the electric fund to fund operations.

Mr. Ziegler – A half of year's expenses should be in the electric fund which would be about \$8 million just to cover electric expenses and nothing else.

Councilman Hansen – We transfer \$5 million from the electric fund every year. An extra \$27 in taxes could break some people's budget next year. We added the customer service charge to the sewer and electric bills a few years ago to help cover costs.

Councilman DiGregorio – In the Cemetery Fund the line for snow removal is a lot of money. Why can't we have Public Works crews remove the snow.

Mr. Ziegler – The total budget is \$60,000 for the cemetery. Just because \$15,000 is in the line for snow removal doesn't mean that is the amount that will be spent. The allocations to the line items can be adjusted as this is a new venture for the Borough. We will have a better understanding of how much for each line item after next year.

Councilman DiGregorio – For the Madison Lot project, the Code Department's budget went up a lot because of inspections. Can we ask the Parking Authority to pay for those inspections?

Councilman Van Dame – The value that we are giving back in in-kind services is for the inspections.

Councilwoman Hawkins Charlton – Getting the gap down from \$375,000 to \$169,000 is great but she is more in favor of putting less in reserves rather than a tax increase this year. It was said that we would not increase taxes for three years after the last increase and I would like to stick with that.

Mayor Szekely – IT Department expenses in the 2010 Budget was \$12,000 and in the 2017 the number is \$430,814. That is a huge increase over the years.

President Burnell – The budget now shows IT as a separate department rather than rolling their equipment and software into each individual department.

Mr. Poster from IT Department – There is technology everywhere and we all have it in our phones, iPads, etc. Every municipality who has not upgraded their technology will have to and catch up to where we are. Software packages have annual fees that we have to pay and they are not cheap, but they are a necessity.

Councilman Angelichio – When does the investment on technology return to the Borough?

Mr. Poster – The investment in GIS is already showing how invaluable it is to have that software and the person to create the maps. Just look at the pavement management system that was created and can continually be updated and maintained.

Vice President Fuller – It is a difficult call to have to raise taxes. She commends the Department Heads for reducing the gap even more. Do we rob Peter to pay Paul? Next year we may have to raise the millage by a half of mil instead of .225 mils.

President Burnell – How many millions of dollars don't we have for infrastructure improvements? All of the MS4 requirements that need to be funded are not in the capital projects, but we will have to pay for whatever we are required to. We always talk about not kicking the can to the next Council.

Councilman Van Dame – We can defer and not do some projects next year but the capital list will continue to grow each year.

Councilman Hansen – We told the residents that we raised taxes to put away for the next year and we are going to raise taxes the next year anyway. He would vote to raise taxes when it is for the good of the people, but not every year.

Councilman DiGregorio – People were promoted and given raises last year. Will there be new hires in administration next year?

President Burnell – We are replacing the Finance Director which we are in the process right now. The HR Director position will be filled next year and it is a very important position that is greatly needed.

Mr. Ziegler – Since he has been Manager he sees everyday what need there is for a HR Director and we have to have a professional in that position. We can't take this position lightly. There are so many laws and regulations that have to be followed.

Councilman Malagari – If we subsidize the gap through our reserves this year, what will the tax increase be next year?

Mr. Ziegler – I don't have a number right now but we are asking for a 5% increase this year so we would have to start at 5% and go up from there.

Councilman Van Dame – We will have to take more money from the electric fund.

Councilman DiGregorio – Why can't we get money from the Parking Authority?

President Burnell – We can work on that, but it won't balance the budget for this year and it won't fix the reoccurring deficit.

Mr. Krauss, Electric Superintendent – We can take money from the electric fund and close the gap. Our goal is to take less from electric fund and transfer to the general fund in the future. The Borough's reserve fund needs to be sustainable on its own.

Councilman Angelichio – Without the tax increase we are still putting \$900,000 into reserves in a year that we projected that we wouldn't put any money into reserves.

Vice President Fuller – What will we look at next year as far as an increase?

Mr. Ziegler – We will start with 5% increase and go from there.

Agenda Item #7 – Petitions

Alan Silfies presented a petition to Council in opposition of a skate park in Fourth Street park. The homeowners surrounding the park feel that a skate park should not be in the middle of a residential area. There are 90 signatures on the petition of opposition. (The petition is on file in the Borough Secretary's office).

Agenda Item #8 – Residents to be heard on any item

Mr. Scheuring of 220 S. Line Street – He has questions on the budget. All budgets are balanced by transferring money according to meetings last week. He thinks Council is overlooking some things so that each department should be looking to sustain themselves. The Tax Collector should be advising Council as to what they should be looking for in the future. He is a certified tax collector and when he went to that school they stressed that the tax collector should be advising Council. He thinks that Council should add a business privilege tax. Has this been considered? Use the money from the sale of 311 W. Main Street building to balance the budget. Don't give that money away to charity.

Resident, of E. Fourth Street – She thinks that the skate park would be a great addition to 4th Street Park. She lives on Fourth Street and no one asked for her opinion. When discussions started about putting the townhomes in next to the park no one was happy about that either, but now we are happy to have the addition of those homes and neighbors.

Ms. Chapman of W. Mt. Vernon St. – About your 2% inflation rate comment you should listen to Washington as there hasn't been an increase in the last few years. Ask anyone on Social Security. There is graffiti on the sidewalk at Main Street and Susquehanna Avenue. A leaf vacuum truck would be more beneficial than a street sweeper.

Mr. Strahm of 600 Columbia Avenue – There is a 2% real estate transfer tax in the Borough unlike other parts of the state where it is higher, 1% goes to the state and the other 1% gets split between the Borough and the school district. The last time Montgomery County did a county

wide assessment of homes was in 1996. The County has not wanted to spend the millions of dollars to do all the assessments so to raise funds you raise millage. The average appraised value of homes in Lansdale is \$218,000 which is not bad. That is different than assessments.

Mr. Scheuring – He hasn't seen the Tax Collector at a meeting once except for once when asking to use an office in the building.

Mr. Crawford, Interim Finance Director – You will see upfront costs for permit fees for new development, but until the County assesses the properties there will be no income to the Borough. You don't know if these homes will be on the tax roll in 2017 and we can't count on that revenue for the budget.

Agenda Item #9 – Action Items

Councilman Work presented Motion #1 and read as follows:

I move that Borough Council of the Borough of Lansdale grant a conditional offer of employment with the Lansdale Police Department to Richard Kruppenbach. The term "Conditional Offer of Employment" as used herein is as used and/or defined in the Borough of Lansdale Civil Service Regulations.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Work presented Motion #2 and read as follows:

I move that Borough Council of the Borough of Lansdale grant a conditional offer of employment with the Lansdale Police Department to Amanda North. The term "Conditional Offer of Employment" as used herein is as used and/or defined in the Borough of Lansdale Civil Service Regulations.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion A and read as follows:

I move that Borough Council approve the Treasurer's Report for the month of October, which shows the expenditures listed on the attachment.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Van Dame presented Motion B and read as follows:

I move that Borough Council approve the bills \$1,000.00 and over as per the attachment.

Motion seconded by Councilman Malagari and unanimously approved.

Councilman Van Dame presented Motion C and read as follows:

I move that Borough Council approve the following meeting minutes:

Work Session: October 5, 2016
Business Meeting: October 19, 2016

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion D and read as follows:

I move that Borough Council authorize the Borough Manager to advertise the 2017 budget as being available for inspection by the public prior to action by Council.

Mr. Kilkenny – You can change the millage lower, but not higher if you approve to advertise the budget as it is now.

President Burnell – So that means if we amend the budget with no tax increase we would not have to re-advertise it?

Mr. Kilkenny – You can pass the prepare and advertise ordinance for the budget and if Council decides not to increase taxes, the ordinance can be changed only if it is lower not higher than what you advertised.

Roll Call Vote:

Mary Fuller – yes

Steven Malagari – yes

Jason Van Dame – yes

Tom Work – no

Rich DiGregorio, Jr. – no

Jack Hansen – no

Leon Angelichio – no

Denton Burnell – yes

Carrie Hawkins Charlton - yes

Motion seconded by Vice President Fuller and approved 5-4.

Councilman Van Dame presented Motion E and read as follows:

I move that Borough Council authorize the Borough Solicitor to prepare and the Borough Manager to advertise an ordinance fixing the real estate tax rate for the Borough of Lansdale for fiscal year 2017 for general borough purposes, fire safety, library and debt service, said tax amounting to 4.725 mills. Further, that the Borough Solicitor prepare all necessary ordinances and resolutions required to support the budget as it is advertised.

Roll Call Vote:

Mary Fuller – yes

Steven Malagari – yes

Jason Van Dame – yes

Tom Work – no

Rich DiGregorio, Jr. – no

Jack Hansen – no

Leon Angelichio – no

Denton Burnell – yes

Carrie Hawkins Charlton - yes

Motion seconded by Vice President Fuller and approved 5-4.

Councilman Van Dame presented Motion F and read as follows:

I move that Borough Council authorize a one-time donation to the North Penn Commons Project in the amount of \$75,000. This donation is contingent upon the sale of the 311 West Main Street building.

Councilwoman Hawkins Charlton – North Penn Commons is a great project. We heard about how some individuals donated \$1 million or \$500,000. That is great that they could afford to and I am sure that a lot of our residents would like to be able to donate that kind of money but they can't. The taxpayers paid millions of dollars for the project at 311 W. Main Street and now that we are getting a tiny bit of money back from the sale of the building we are sending it right back out again. If we really wanted to do a grassroots effort we should have asked our residents for \$5 or \$10 donations years ago when this project started. We are talking about raising taxes and at the same time giving a \$75,000 donation. She thinks it a financial mistake to make this donation right now or in 2017.

Councilman Hansen – At the beginning of the fundraising efforts residents were asked to contribute. Rep. Godshall was able to transfer a grant for the PEAK Center that was in limbo after they moved off of Main Street to the North Penn Commons project in the amount of \$1.5 million.

Vice President Fuller – The money from 311 W. Main Street is significant. She had always hoped that 311 would be a destination for the community. We could never recoup the money that was spent. She thinks that some of the money from the sale should go back to the community.

President Burnell – This donation would help Manna realize their capital campaign obligation.

Councilman Van Dame – Using money from the sale of 311 W. Main Street and North Penn Commons is a draw for people to come into the Borough.

Councilman Malagari – North Penn Commons is a worthy cause and an asset to the community.

Bill Brown – President/CEO of Advanced Living. This project is historic as there has never been another project in the United States that brings together four non-profit communities into one.

Motion seconded by Vice President Fuller and approved 8-1 with Councilwoman Hawkins Charlton voting no.

Councilman Van Dame presented Motion G and read as follows:

I move that Borough Council authorize the Borough Manager to enter into a lease agreement with Montgomery County to rent the building at 421 W. Main Street to be used and occupied as a county office facility, which must be in a form substantially similar to the lease attached hereto and acceptable to the Borough Solicitor.

Councilman Van Dame – The clause about the mutually agreed 5-year extension is not in the lease. Can you we get that added back in.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Van Dame presented Motion H and read as follows:

I move that Borough Council adopt attached Resolution 16-31 approving the sale, by electronic auction of various items of Borough personal property.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman DiGregorio presented Motion I and read as follows:

I move that Borough Council authorize final payment in the amount of \$112,200.00 to Powergrid Solutions, Inc. for the supply of 15,000-volt vacuum switchgear for Lion Substation per the recommendation of Utility Engineers PC, consulting engineers for this project. This project will be funded through the Capital Reserves Fund.

Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.

Councilman Work presented Motion J and read as follows:

I move that Borough Council adopt attached Ordinance 1893 regulating special events on municipal property and public roads and on private property when such events impact traffic and Borough services, requiring permits for non-exempt events, imposing fees for non-exempt events and providing for enforcement of violations; repealing all inconsistent ordinances or parts thereof; providing a severability clause; and providing an effective date.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Malagari presented Motion K and read as follows:

I move that Borough Council adopt attached Resolution 16-32 to temporarily display banners that will portray both the Borough and PennSuburban Chamber of Greater Montgomery symbols from April 1, 2017 through October 31, 2017 on streetscape light poles along portions of North and South Broad Streets as well as the Wood/Vine Streets Connector route.

Motion seconded by Councilman Work and unanimously approved.

Councilman Malagari presented Motion L and read as follows:

I move that Borough Council award the contract for the pickup of refuse and recyclables from Borough owned properties and the collection of leaves to BFI Waste Services of Pennsylvania, LLC d.b.a. Republic Services, Inc., the lowest responsible bidder.

Motion seconded by Councilman Work and unanimously approved.

Councilman Malagari presented Motion M and read as follows:

I move that Borough Council award the contract for the supply and delivery of DelPAC 1525 Aluminum Chloride to USALCO, the lowest responsible bidder.

Motion seconded by Vice President Fuller and unanimously approved.

Councilman Malagari presented Motion N and read as follows:

I move that Borough Council award the contract for the supply and delivery of High Calcium Hydrated Lime to Greer Industries, Inc. d.b.a. Greer Lime Company, the lowest responsible bidder.

Motion seconded by Councilman Van Dame and unanimously approved.

Councilman Malagari presented Motion O and read as follows:

I move that Borough Council authorize the Borough Manager to purchase a GMC truck chassis from Bergeys GMC and a Warner body with crane from Lancaster Truck Bodies, Inc. for a cost not to exceed \$71,000.00 through the Costars State Purchasing Program. This truck will replace the existing 1995 crane truck used for servicing the WWTP pump stations. This item will be funded through the Capital Reserves Fund.

Motion seconded by Vice President Fuller and unanimously approved.

Item #10 – Information Items

Mayor's Report: Mayor Szekely

1. Attended and spoke at the ceremony in Memorial Park on Veteran's Day.
2. Welcomed Urban Home Liquidators and Prism Brewery to the Borough this past week.
3. Attended a Diwali celebration at the Hindu Temple in Franconia Township.

Solicitor's Report: Sean Kilkenny

1. Working with staff and Lansdale Hospital regarding utilities lines and an easement agreement.
2. Reviewed bid specifications for single hauler trash.
3. Worked with staff on the Special Events Ordinance.
4. Reviewed by-laws for the Library Board of Trustees.
5. Worked extensively on the lease for 421 W. Main Street.

Borough Manager's Report: Jake Ziegler

1. Thank you to the Department Heads for their work on the budget.

Comments for the good of Council:

Councilman Hansen – Happy Thanksgiving to everyone! Thank you to Mr. Angelichio for running for State Representative office. You worked hard on your campaign.

Councilman DiGregorio – Thank you for all the presentations tonight and to staff for all their hard work.

Councilman Van Dame – The International Friends Committee who sponsors the North Penn School District Exchange Student Program is selling wares this Saturday as a fundraiser.

Vice President Fuller - The Lansdale Police Department is participating again in the "Let It Grow" fundraiser for the Variety Club. Everyone will be able to vote for the best beard on November 30 at Stove and Tap.

President Burnell – Thank you to everyone for their thoughts and opinions regarding the budget.

Agenda Item #11 – Old Business

None

Agenda Item #12 New Business

None

Meeting adjourned at 10:45pm.

**DISCOVER
LANSDALE**

2016 Annual Report to
Lansdale Borough Council



**DISCOVER
LANSDALE**

What We Do

Discover Lansdale's mission is promoting Lansdale by connecting business, people and fun.

Our Charitable Purpose

- Lessening the Burdens of Government
- Providing activities to all segments of our community



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What we do for Lansdale

- First Fridays
- Founders Day
- Cruise Night
- Discover Lansdale Magazine
- Beautification Projects
- Sponsorship and support of other events
- Local charity support



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Freight Station



- Purchase
- Stabilization
- Future Goals
- Fundraising



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Income

- Event sponsorships
- Event vendor opportunities
- Magazine advertising
- Donations (cash and in-kind)
- Merchandise sales
- Borough participation



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Income - 2016 YTD

| | Income |
|------------------|--------------|
| Founders Day | \$ 17,436.00 |
| First Friday | \$ 8,547.56 |
| Magazine | \$ 6,720.00 |
| Bike Night | \$ 2,000.00 |
| Merchandise | \$ 1,051.02 |
| Freight House | \$ 1,005.00 |
| Telecom & Web | \$ 306.44 |
| General donation | \$ 200.00 |
| Borough Support | \$ 50,000.00 |
| Total | \$ 87,266.02 |



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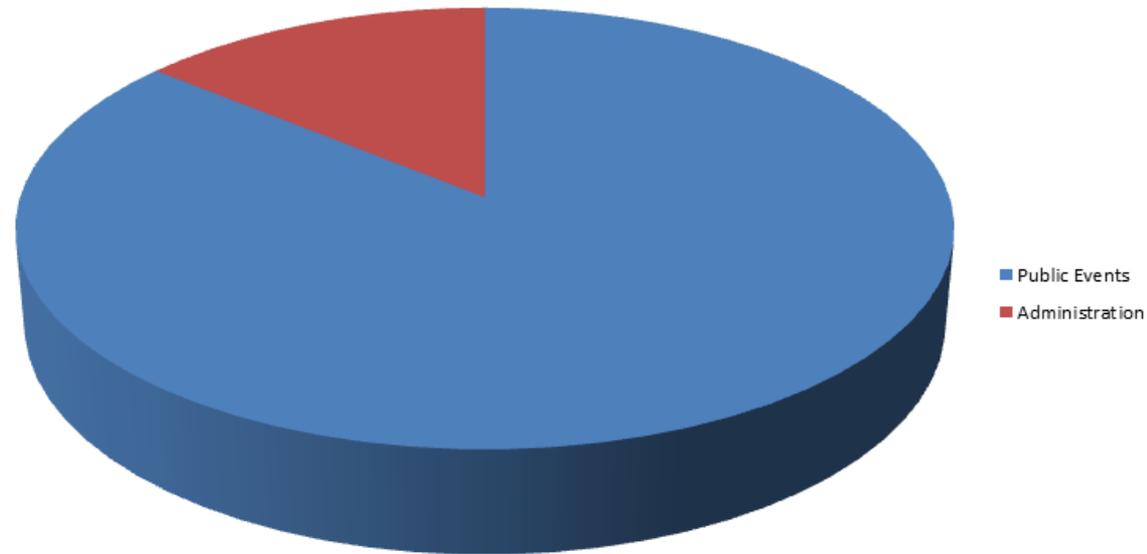
Expenses - 2016 YTD

| | Expense |
|--------------------|--------------|
| Founders Day | \$ 26,127.73 |
| First Friday | \$ 17,777.85 |
| Magazine | \$ 11,550.54 |
| Payroll | \$ 8,294.25 |
| Insurance | \$ 4,778.00 |
| Non-profit Support | \$ 2,200.00 |
| Rent | \$ 2,200.00 |
| Bike Night | \$ 1,723.22 |
| Lansdale Day | \$ 1,150.00 |
| Supplies | \$ 750.39 |
| Telecom & Web | \$ 306.44 |
| Web Site | \$ 290.79 |
| Fees | \$ 175.00 |
| Food | \$ 89.30 |
| Post Office | \$ 86.00 |
| Cruise Night | \$ 82.55 |
| Misc | \$ 1.50 |
| Sub-Total | \$ 77,583.56 |
| Freight House | \$ 6,645.85 |
| Total | \$ 84,229.41 |



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- 86% of expenses go directly to public events
- 14% of expenses go to payroll, rent & administration



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Volunteer Hours

2016 YTD = 1,624 hours

At \$12.50/hour, that is a labor savings of \$20,300



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Borough Contribution

| | Borough Support | DL Expenses | +/- |
|--------|-----------------|-------------|------------|
| 2012 | \$125,000 | \$78,914 | \$46,086 |
| 2013 | \$125,000 | \$83,912 | \$41,088 |
| 2014 | \$100,000 | \$95,951 | \$4,049 |
| 2015 | \$ 75,000 | \$90,929 | \$(15,929) |
| 2016 | \$ 50,000 | \$82,416 | \$(32,416) |
| Totals | \$475,000 | \$432,122 | \$42,878 |



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**We measure success by happy
residents, happy visitors and
happy business owners**



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Providing Lansdale Borough with five
years of success!

Your investment gets you experience
that increases every year.



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