

March 16, 2016

The Business Meeting of Lansdale Borough Council was held on Wednesday, March 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 VanDame
- (X) Councilman Work
- (X) Mayor Szekely

Borough Representatives:

Borough Manager, Jake Ziegler  
Finance Director, absent  
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, Owen Hines  
Police Chief, Robert McDyre  
Library Director, Tom Meyer  
IT/GIS Coordinator, Bryan Poster  
Cust. Svc/Records Mgr., Pat Chapman

Residents:

Jean Frtiz – 531 Pennbrook Avenue  
John Darab – Spruce Street  
Bruce Schwartz – 59 Oak Drive  
Richard Strahm – 500 Columbia Avenue  
Bill Allen – W. Mt. Vernon Street  
Robert Willi – 711 W. Fourth Street

Agenda Item #5 – President's Comments

**President Burnell** – An Executive Session will be held tonight toward the end of the meeting regarding a real estate matter; action may be taken this evening.

Agenda Item #6 – Presentation –

1. **Business of the Month** – West Main Diner presented by Councilman Van Dame.
  - The West Main Diner opened in June 2007 at 805 West Main Street by owners Wayne and Delores Sharpe.
  - The West Main Diner serves breakfast, lunch and dinner and they also have take-out service. Their bakery items are made on the premises and are customizable. Breakfast is served all day and night. They have dinner specials every night and menu items are also available a la carte.
  - This is a family run business and the family members work in all departments of the diner.
  - Wayne is a trained chef and studied in the culinary program at the tech school while in high school. After high school graduation he attended the Culinary Institute of

America. He worked at the Cock 'N Bull in Peddlers Village for a few years. He and Delores opened a diner in Ambler in 2000 and operated it until they sold it in 2006.

- The diner serves 400 meals on a typical Sunday and has become a staple in the Borough.

**Mr. Sharpe** – He and his family put in a lot of hard work to open and run the diner and they are really appreciative of their customers and the Borough.

2. **DVRPC Street Light Procurement Program** presented by John Schmid

*The presentation is attached to the end of the minutes.*

**Mr. Krauss** – There was a display of various lights to demonstrate the current lighting we have and the LED lights we could have with this program. There are also display boards that show how the current lights light up a street compared to the LED lights as well as how many bulbs (over 80) the crews have had to replace in the Borough since November 2015.

**Mr. Schmid** – Last year DVRPC put out a competitive RFP and Johnson Controls was chosen to facilitate this program. In the preliminary phase, forty-three communities were in the program. There are 33,000 lights to purchase for all of the communities combined. The savings the Borough would see with this program can be put back into electric infrastructure. Johnson Controls guarantees that the Borough will see savings from this program.

- There is a ten-year warranty for all fixtures and bulbs. The bulbs have 100,000 hours of burn life to them which equals an excess of twenty-five years; maintenance will be greatly reduced after the implementation of the project.
- These lights are much more directional and are directed toward the street and not into windows of people's homes.
- They will go through an investment grade audit.
- The Borough will realize a savings of about \$83,000 in electric use per year. This program will help the Borough save \$2 million over a twenty year period.

**Councilman Work** – If all the lights in the Borough are replaced what happens in twenty-five years when they burn out? Will all the bulbs have to be replaced at one time and is that a huge cost to the Borough?

**Mr. Schmid** – In twenty-five years there could be different technology and the Borough may want to replace everything anyway.

**Ms. Jean Fritz** of 531 Pennbrook Avenue – What is the cost to change one of the new bulbs versus the kind of lights we have now?

**Mr. Krauss** – To change the Cobra lights it costs \$96 in labor plus \$220 for the fixture. To buy in bulk the fixtures are \$60 cheaper per fixture than the Borough purchasing on our own.

**Councilman Angelichio** – How long has this technology been available and is there a service history?

**Mr. Schmid** – LED's for this kind of lighting have been around since the late 2000's. This is not a program; these lights are a proven technology.

3. **SEPTA – Parking garage construction plan** presented by Dave Koerner

- He is the project manager for the construction of the garage.
- Currently underground work is being done and you can see some concrete work starting.
- SEPTA held public meetings at Borough Hall on March 8<sup>th</sup> and March 12<sup>th</sup>.
- Pre-cast concrete pieces will start arriving in the Borough mid-April and will be coming in the area during the day from 7:00am to 3:00pm. At times they may be delivered after 3:00pm depending on traffic and weather conditions.
- There are about 1,300 sections that will be delivered total with about twenty sections per day.
- Railroad Avenue will be the staging area for the trailers. The route the trailers will take is from Lancaster via Rt. 78 to Rt. 309, to Rt. 202, to Morris Road to S. Broad Street and ending on Railroad Avenue. As the contractor needs a section of concrete, the trailer will go across Main Street from Railroad Avenue to Madison Street to the back of Madison Lot and then be lifted by crane over the tracks. Flaggers will be directing traffic during the move across Main Street; they will be timing the transport when a train is coming as traffic is stopped already so that will help to minimize traffic stoppage.

**Councilman Angelichio** – When the trucks are in Madison Lot and on Railroad Avenue will any equipment be left unattended?

**Mr. Koerner** – Equipment will be secured at all times.

**Councilman DiGregorio** – Where is the steel that is being used for this project coming from?

**Mr. Koerner** – Schlosser Steel in Hatfield.

**Councilwoman Hawkins Charlton** – Will the freight trains that are staged on the tracks be moving back from where they are now?

**Mr. Koerner** – Yes.

**Ms. Fritz** – How high is the pedestrian bridge in relation to the tracks?

**Mr. Koerner** – It is on the third level of the garage, about thirty-five feet high.

**Mr. Robert Willi** of 711 W. Fourth Street – Will any roads have to be shut down during the deliveries?

**Mr. Koerner** – There are no plans to have to shut down any roads. They did a dry run with a trailer and there did not seem to be any problems.

#### Agenda Item #7 – Petitions

None

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

**Ms. Fritz** of 531 Pennbrook Avenue – She wanted to thank and commend the Electric Department for coming out to fix a street light the same day that she called in to say it was out.

**Mr. John Darab** of Spruce Street – In the downtown section of the Intelligencer there was an article about Sunshine Week which means open transparency week. There are legislative bills all over the country that try to prohibit open conversations.

Agenda Item #9 – Action Items

**Councilman Van Dame** presented Motion A and read as follows:

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

*Motion seconded by Vice President Fuller 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 Vice President Fuller 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: February 3, 2016  
Business Meeting: February 17, 2016

*Motion seconded by Councilman Malagari and unanimously approved.*

**Councilman Van Dame** presented Motion D and read as follows:

I move that Borough Council authorize Payment #26 in the amount of \$31,820.07 to Gordon H. Bayer, Inc. for work completed on the municipal complex building per the recommendation Spiezle Architectural Group, Inc. This project is being funded through the 2012 General Obligation Bond.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Van Dame** presented Motion E and read as follows:

I move that Borough Council adopt attached Ordinance 1883 to approve an Intergovernmental Agreement between Lansdale Borough and the North Penn Water Authority for sewer billing services as required by the Pennsylvania Intergovernmental Agreement Cooperation Act.

**Councilman Angelichio** – The cost to residents is \$0.90 per billing cycle. Currently customers pay \$13.50 as a quarterly customer service charge. He hopes in the future to reduce or eliminate that customer service charge.

**President Burnell** – It may be best to reduce and not eliminate the charge.

**Councilman Van Dame** – That charge is not just to send the bills out each quarter.

**Councilman Hansen** – When the customer service charge was originally instituted it may have been just for billing but it may have been expanded for other things cost over the years.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Van Dame** presented Motion F and read as follows:

I move that Borough Council adopt attached Ordinance 1884 to approve an Intergovernmental Agreement between Lansdale Borough and the North Penn Water Authority for cost-sharing involved in performing improvements to Crestview Road, as required by the Pennsylvania Intergovernmental Cooperation Act.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Van Dame** presented Motion G and read as follows:

I move that Borough Council adopt attached Ordinance 1885 amending the Code of Ordinances of Lansdale Borough to add the Madison Street Parking Lot as a municipal parking lot, to describe its location, and to designate its parking spaces according to the parking meter fee charged.

**Mr. Ziegler** – The Madison Lot is seeing a lot of demand for business and Borough needs right now. There is a need for more short-term parking. We are removing long-term parking meters and replacing them with two hour meters. We are also expanding the lot where the old well house stood and making it a gravel lot for additional parking while the SEPTA parking garage is being built. There are also six hour meters and twelve free thirty minute parking spaces.

**Mayor Szekely** – Thank you to the Chief for taking care of the parking situation in the lot.

**Mr. DiGregorio** – How many long-term spaces are there now?

**Mr. Ziegler** – None, just six hour meters.

*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 16-08 authorizing the Borough's participation in the Delaware Valley Regional Planning Commission's Street Light Procurement Program by entering into the attached "guaranteed energy savings agreement " with Johnson Controls, Inc. as it's qualified provider under this program.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Van Dame** presented Motion I and read as follows:

I move that Borough Council adopt attached Resolution 16-09 appointing a Chief Administrative Officer for the Borough of Lansdale's Pension Plan, and adopting a professional services contract policy for the Borough's Pension Plan, as required by Act 44 of 2009.

*Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.*

**Councilman Van Dame** presented Motion J and read as follows:

I move that Borough Council adopt attached Resolution 16-10 authorizing the execution of a reimbursement agreement for a grant under the Transportation Alternatives Program administered by the Delaware Valley Regional Planning Commission.

*Motion seconded by Councilman Malagari and unanimously approved.*

**Vice President Fuller** presented Motion K and read as follows:

I move that Borough Council authorize the use of White's Road Park for the Easter Sunrise Service on Sunday, March 27, 2016 from 6:30am to 8:30am by St. John's United Church of Christ subject to the Borough's receipt and approval of the required Certificate of Insurance. *Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.*

**Councilman Work** presented Motion L and read as follows:

I move that Borough Council adopt attached Ordinance 1886 amending chapter 114-5 of the Lansdale Borough code to add an additional location for handicapped parking located at 174 East Second Street.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Work** presented Motion M and read as follows:

I move that Borough Council adopt attached Ordinance 1887 amending the Code of Ordinances of Lansdale Borough to add a "No Parking At Any Time" zone on the north side of East Fourth Street from its intersection with Line Street, eastward to an additional 100 feet past the eastern curb of Williamson Court Homeowner's Association.

**Councilman Hansen** – There is a line of site issue for those who park on Williamson Court if there are cars parked on Fourth Street near Williamson Court.

*Motion seconded by Councilman Van Dame and unanimously approved.*

**Councilman Work** presented Motion N and read as follows:

I move that Borough Council adopt attached Ordinance 1888 to amend Sections 7-4 and 7-5 of the Code of Ordinances of Lansdale Borough in their entireties to restate the provisions for "Applications and Qualifications" and "Examination and Grading Procedure" for the Lansdale Borough Civil Service Commission and to amend Section 7-6 of the Code of Ordinances to cross-reference the performance requirements for the rank of Lieutenant.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Work** presented Motion O and read as follows:

I move that Borough Council approve the PennSuburban Chamber of Commerce/Variety - The Children's Charity to hold a 5K Road Race on Saturday, October 15, 2016 from 10:00 am to 11:00am, with various street closures (on file at the Police Department) from 9:30am to 11:00am in the Borough. This event is contingent upon the Organization providing to the Borough of Lansdale a Certificate of Insurance for General Liability, per the borough's insurance consultants and to include the Borough of Lansdale as additional insured with minimum limit of liability, including products liability.

**Vice President Fuller** – As everyone knows we are limiting the number of races held in the Borough unless a new group wants to combine their race with another already established group. The PennSuburban Chamber and The Variety Club have joined forces to have a combined race in October 2016. Manna on Main Street is requesting that they hold their race in April 2017 since they will be moving during the timeframe that they would normally hold their 5K race. We will not be adding additional races to the schedule in 2016.

*Motion seconded by Councilman Malagari and unanimously approved.*

**Councilman Malagari** presented Motion P and read as follows:

I move that Borough Council approve Change Order #1 in the amount of \$13,121.00 (addition) for the 9th Street Station Off-Site Improvements Project per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project will be paid for with the money received from the Lansdale Parking Authority in exchange for the 9th Street Station parking lot parcel.

**Councilman Angelichio** – It seems to be common for change orders due to the unsuitable soil in the Borough. Maybe the engineers should try and be more diligent about the soils when they prepare bid specifications in the future.

*Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.*

**Councilman Malagari** presented Motion Q and read as follows:

I move that Borough Council approve Payment #2 in the amount of \$119,643.62 to Marino Corporation for work completed on the 9th Street Extension Off-Site Improvement Project per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project will be paid for with the money received from the Lansdale Parking Authority in exchange for the 9th Street Station parking lot parcel.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Malagari** presented Motion R and read as follows:

I move that Borough Council authorize Payment #10 in the amount of \$11,196.20 to Laffredo Construction Company for work completed on the 2013 Roads Program (Utilities) - Phase I per the recommendation of Remington, Vernick & Beach, Inc., engineering consultants for this project. This project is being funded through the Capital Reserves Fund.

*Motion seconded by Councilman Work and unanimously approved.*

**Councilman Malagari** presented Motion S and read as follows:

I move that Borough Council approve Change Order #3 in the amount of \$17,780.90 (addition) for the Reconstruction of Perkiomen Avenue per the recommendation of Remington, Vernick & Beach, engineering consultants for this project.

*Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.*

**Councilman Malagari** presented Motion T and read as follows:

I move that Borough Council approve Payment #4 in the amount of \$84,748.77 to Bencardino Excavating for work completed on the Reconstruction of Perkiomen Avenue per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project is being funded through the Capital Reserves Fund.

**Councilman Angelichio** – Were there additional laterals that were not connected?

**Mr. Ziegler** – There were some problems with the laterals, but a previous change order took care of that. There had to be adjustments to three driveways and some additional laterals had to be dug up.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Malagari** presented Motion U and read as follows:

I move that Borough Council approve Change Order #2 in the amount of \$2,400.00 (addition) for the 2014 CDBG Road Program (E. Third Street) per the recommendation of Remington, Vernick & Beach engineering consultants for this project.

*Motion seconded by Councilman Van Dame and unanimously approved.*

**Councilman Malagari** presented Motion V and read as follows:

I move that Borough Council approve Payment #2 in the amount of \$13,965.22 (Final) to SJM Construction Company for work completed on the 2014 CDBG Roads Program (E. Third Street) per the recommendation of Remington, Vernick & Beach, engineering consultants for this project. This project is partially funded by the Montgomery County Community Development Block Grant Program and the Capital Reserves Fund.

*Motion seconded by Councilwoman Hawkins Charlton and unanimously approved.*

**Councilman Malagari** presented Motion W and read as follows:

I move that Borough Council authorize Payment #14 in the amount of \$18,540.11 for Blooming Glen Contractors for work completed on the Wastewater Treatment Plant Capacity Upgrade Project per the recommendation of Hazen & Sawyer, PC., engineering consultants for this project. This project is being funded through the 2014 General Obligation Bond.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Malagari** presented Motion X and read as follows:

I move that Borough Council authorize the Borough Council President to execute a Consent Assessment of Civil Penalty substantially in the form attached hereto, as may be amended or revised subject to the approval of the Borough Manager and Borough Solicitor, and further authorize the payment of a Civil Penalty in the amount not to exceed \$3,842.00 as set forth in the Consent Agreement of Civil Penalty.

**Mr. Ziegler** – In 2015 there was a blockage in a line that backed up through a manhole near the Tremont pumping station. We self-reported the incident and have corrected the blocked line and the WWTP crew regularly does maintenance on that line now.

**Councilman Angelichio** – Was there any spillage into any streams?

**Mr. Ziegler** – No, it was contained to the field on the WWTP property.

*Motion seconded by Councilman Van Dame and unanimously approved.*

**Councilman Malagari** presented Motion Y and read as follows:

I move that Borough Council advertise an ordinance amending the Floodplain ordinance to incorporate provisions required by FEMA for enactment at Council's business meeting on April 20, 2016.

**Mr. Ziegler** – In 2010 FEMA revised the flood plain maps and areas in the Borough have been designated as flood plain areas. There are residents and homeowners who need to obtain flood insurance because they are in the flood plain area and the Borough must enact the ordinance for them to do so. RVB has been working on this ordinance and it has been reviewed by the Montgomery County Planning Commission.

**Mr. Fazio**, Borough Engineer from Remington, Vernick & Beach – State government has to review and submit to the County and then the County submits to DCED and then the Borough has to advertise and enact the ordinance. Mr. Ernst is now the Floodplain Administrator.

**Councilman Van Dame** -Will maps be available to residents?

**Mr. Ziegler** – We do have maps available.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Van Dame** presented Motion Z and read as follows:

I move that Borough Council appoint Chris Milheim to fill the unexpired term of Gary Kulp on the Lansdale Borough Planning Commission. This term is effective immediately and expires on May 31, 2017.

**Councilman Van Dame** – We did receive several applications for both Planning Commission and EDC. It was not an easy decision to choose from so many qualified residents.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

**Councilman Van Dame** presented Motion AA and read as follows:

I move that Borough Council appoint Bruce Schwartz to a 2-year term on the Lansdale Borough Economic Development Committee. This term is effective immediately and expires on March 31, 2018.

*Motion seconded by Vice President Fuller and unanimously approved.*

**Councilman Van Dame** presented Motion BB and read as follows:

I move that Borough Council appoint Ray Liberto to a 2-year term on the Lansdale Borough Economic Development Committee. This term is effective immediately and expires on March 31, 2018.

*Motion seconded by Councilman Angelichio and unanimously approved.*

**Councilman Van Dame** presented Motion CC and read as follows:

I move that Borough Council appoint Richard Strahm to a 2-year term on the Lansdale Borough Economic Development Committee. This term is effective immediately and expires on March 31, 2018.

*Motion seconded by Councilman Malagari and unanimously approved.*

**Councilman Van Dame** presented Motion DD and read as follows:

I move that Borough Council appoint Ellen Foulke to a 2-year term on the Lansdale Borough Economic Development Committee. This term is effective immediately and expires on March 31, 2018.

*Motion seconded by Councilman DiGregorio and unanimously approved.*

#### Agenda Item #10 – Information Items

##### **Mayor's Report: Mayor Szekely**

1. Stove and Tap opened last week. He wishes them the best of luck.
2. Hosted the PennSuburban Chamber at the North Penn Commons for the muddy shoe tour.
3. Presented a proclamation to several residents who raised money for childhood cancer through the St Baldrick's Foundation.
4. Congratulations to Clarence Kinsey who is the new President of the Lansdale Historical Society. Thank you to Dick Shearer for his presidency at the Historical Society.

##### **Solicitor's Report: Mr. Kilkenny**

1. Assisted with the NPWA agreements for both sewer billing and Crestview Road project.
2. Prepared the ordinances on the agenda this evening.
3. Continue to work with Mr. Kunkel on a special events ordinance.
4. Reviewed the floodplain ordinance and prepared the motion for tonight.
5. Continuing to work on the Borough's codification process.
6. Began working on an ordinance related to zoning for medical marijuana that is expected to become legal in the Commonwealth.
7. Reviewed the Johnson Controls contract for the LED Street Light Program.

##### **Borough Manager's Report: Jake Ziegler**

1. A Special Meeting of Borough Council will be held on Wednesday, March 23 at 7:00pm for a presentation regarding trash hauling in the Borough.
2. A Special Meeting of the Lansdale Parking Authority will be held on Tuesday, March 29 at 7:00pm. Equus will present a revised conceptual plan for the Madison Parking Lot Project.

#### **Comments for the good of Council:**

**Councilman Angelichio** – There is a lot of interest in the Hometown Hero Banners and the sales are going well. Donations of any amount will also be accepted. You don't have to purchase a banner for \$100, you can contribute to one for a veteran or veteran's family that can't afford to purchase for a loved one.

**Vice President Fuller** – Thank you to the four people that were appointed to the respective committees. These are people who are volunteering their time. Also, on April 2<sup>nd</sup> the Variety Club will be hosting a Vegas Night fundraiser.

**President Burnell** – Received a thank you from the Lansdale School of Cosmetology thanking the Borough and the Parking Authority for their quick response in reducing the parking rate in the Vine Street Parking Lot to allow their students to park at a reasonable rate.

#### **Agenda Item #11 – Old Business**

None

#### **Agenda Item #12 New Business**

Council convened in an Executive Session at 8:40pm to discuss a real estate matter. Council reconvened its meeting at 9:12pm and presented Motion EE.

**Councilman Van Dame** presented Motion EE and read as follows:

I move that Borough Council authorize David Caracausa to publish an RFQ for 311 West Main Street to be reviewed by the Solicitor and Borough Manager.

**Mr. Kilkenny** – When the property was originally advertised for sale by bid last year no one bid on the property. This motion allows for the realtor to develop an RFQ and Council can now make decisions regarding the sale of the building and will have discretion as to what they would like to see in that building. The deadline to have proposals submitted is June 1, 2016.

**Vice President Fuller** – She is still disappointed that the building is for sale and how it got to this point but she has confidence in Mr. Caracausa that he can get this done for us.

**Mr. Bruce Schwartz** of 59 Oak Drive – Is there a range for an acceptable asking price or is it just the best bidder?

**Mr. Kilkenny** – The best bidder is not totally dependent on price. Now other factors besides price can be considered with the RFQ process.

**Mr. Schwartz** – So you are reconsidering the options to get respondents to the RFQ.

**Mr. Kilkenny** – In engaging a realtor the Borough may have a better chance of selling the building since the Borough wasn't able to do so just by advertising in the paper.

**Mr. Richard Strahm** of 600 Columbia Avenue – Discretion on who/what the building is sold for can be good and bad. The façade should have to be a perpetual easement since it was restored a few years ago at the cost of the taxpayers and it is a historic façade to Lansdale's downtown.

**President Burnell** – The façade will have to be preserved.

**Mr. Bill Allen** of York Avenue – How was the building originally put up for sale? Where has it been listed?

**Mr. David Caracausa** – We are doing our due diligence right now and the property is not on the market yet but will be soon. In the RFQ process a price is not listed, but the building will need to be some sort of destination.

*A resident asked a question but was not heard since they did not use the microphone.*

**Mr. Allen** – Madison Lot had guidelines for the sale of that too.

**Vice President Fuller** – Madison Lot's RFQ was much stricter than what this one will be.

**President Burnell** – We as Council have the discretion now so we can choose substance over price.

**Mr. Strahm** – Will Dave be listing on the commercial marketing websites?

**Mr. Caracausa** – Yes.

**Mr. Willi** – He hopes that whoever buys the building that they make it a downtown destination.

**Mayor Szekely** – Now there are no strings attach for anyone who wants to buy this property.

*Motion seconded by Councilman DiGregorio and approved 8-1 with Councilwoman Hawkins  
Charlton voting no.*

*Meeting adjourned at 9:24pm.*

# RSLLP

## Lansdale Borough

### Smart, Sustainable Green

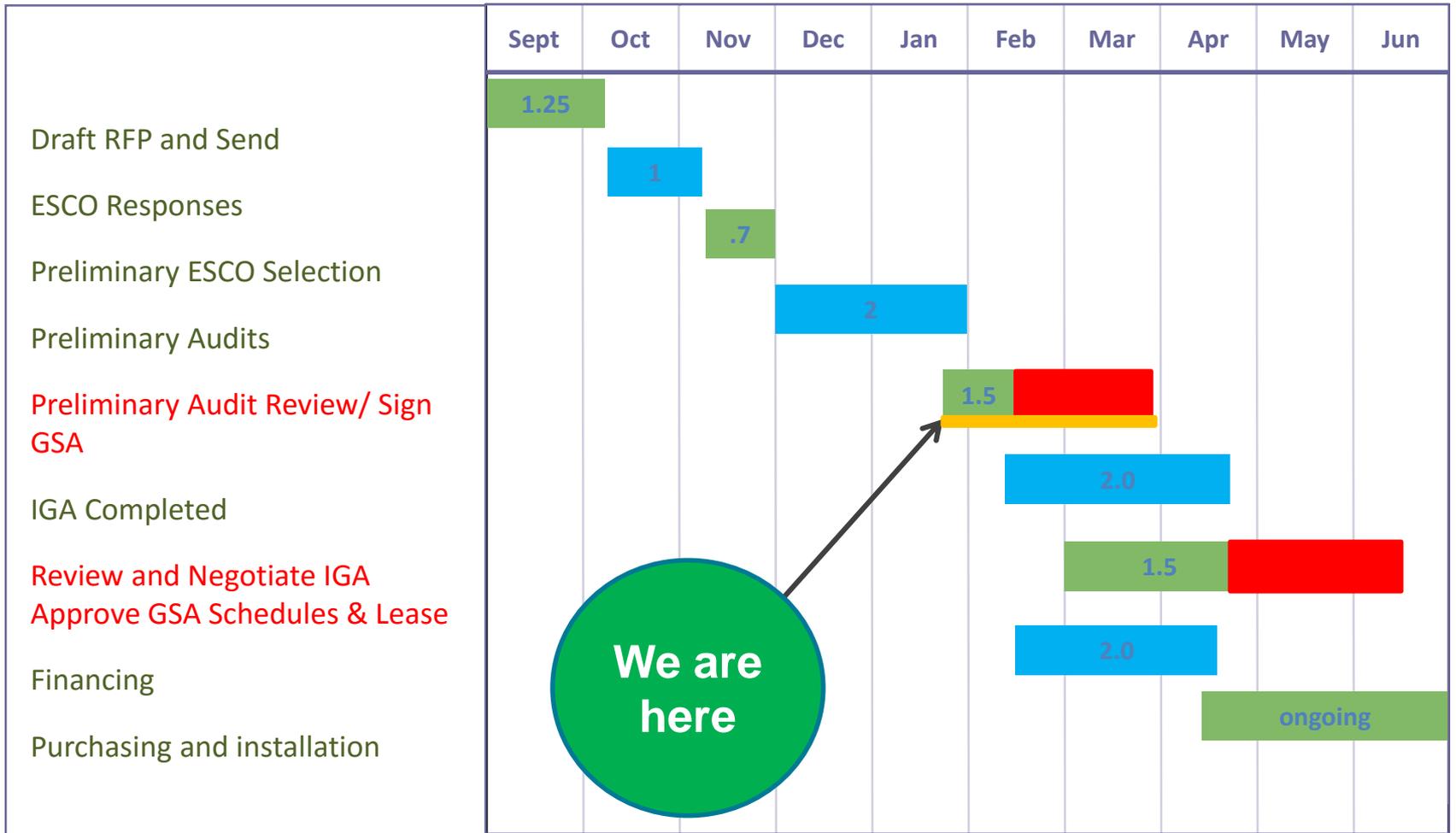


# Agenda

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1. Overview of RSLPP program
2. PennSEF benefits
3. Pennsylvania GESA Act overview
4. LED advantages
5. Project Preliminary Analysis highlights
6. Moving forward discussion

# RSLPP Timeline



# Benefits of RSLPP

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- Financing provides capital to thoughtfully design, retrofit entire streetlight system quickly.
- Quick, wholesale retrofit allows savings in energy and maintenance to start immediately.
- Independent technical consultant on team to vet street lighting specifications, review projects.
- Full disclosure and transparency on pricing and equipment (open book)
- Competitive pricing on LED fixtures and labor due to pooled buying power of municipal participants.
  - Fixture – approx. 18% reduction on a per fixture cost
  - Labor – approx. 23% reduction on per fixture installed basis

# PennSEF Benefits

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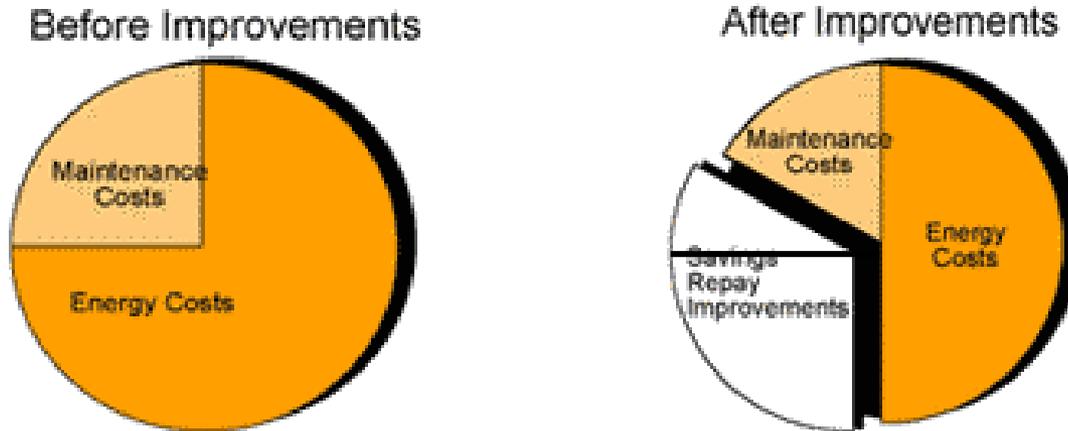
## Key Program Features

- ✓ Standardized documentation that facilitates pooled financing – which lowers costs for *all* Participants
- ✓ Guaranteed Savings Agreement is a transparent construction contract with a strong guarantee and spells out a monitoring and verification (M&V) plan in detail
- ✓ Access to long-term, low interest rate financing (subject to appropriations and will not increase municipal debt)
- ✓ FREE's legal, financial and technical team assists throughout negotiations

# Performance Contracting: A Simple Explanation

How do you re-invest in your municipal infrastructure with money you are already spending on utilities and external vendors.

The PA Guaranteed Energy Savings Act is a no-risk way to fund these improvements using future savings instead of capital reserves.



# Performance Contracting: A Simple Explanation

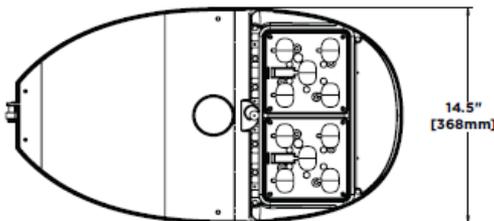
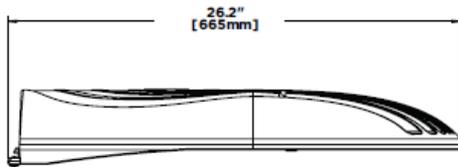
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- Performance Contracting governed by PA Act 77 and PA Act 39
- PA Acts 77 and 39 enable government entities to enter into a PC agreement for up to 20 years.
- Project cost, scope and energy savings are guaranteed. Savings must meet or exceed the cost of the project over project term.
- Savings are generated thorough:
  - Energy – electric, oil, gas, etc
  - Operational/Maintenance – parts, external labor, etc
  - Capital Cost avoidance
- Engineering, Construction, Commissioning and Measurement & Verification are all managed through ONE company. Best value versus low bid.

# LED Street Lights Highlights

Commercial Service –  
Cobrahead

400 w → 101 w or less



## Streetlight Timeline

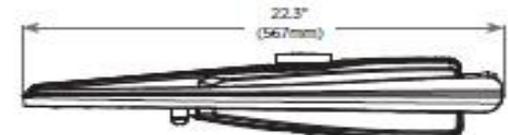
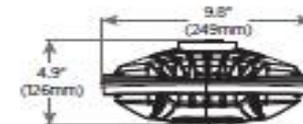
1900's - Incandescent  
1930's - Mercury Vapor  
1960's - HPS  
1970's - Metal Halide  
2010 - LED

## LED Warranty

10 Years complete fixture  
100,00 + burn hours  
life expectancy 25 + years

Residential Service –  
Cobrahead

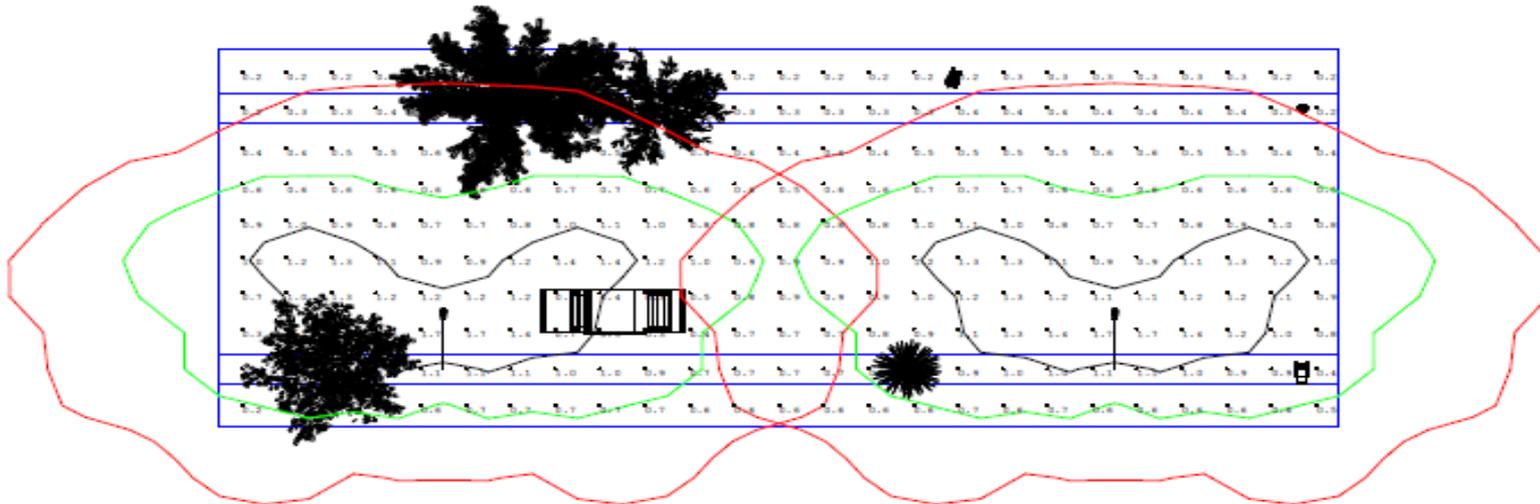
150 w → 53w or less



# Photometrics 150 watt MV

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
→	2	GE 150 MV	SINGLE	0.720 M RL15S RMS2 modified for MV lumens

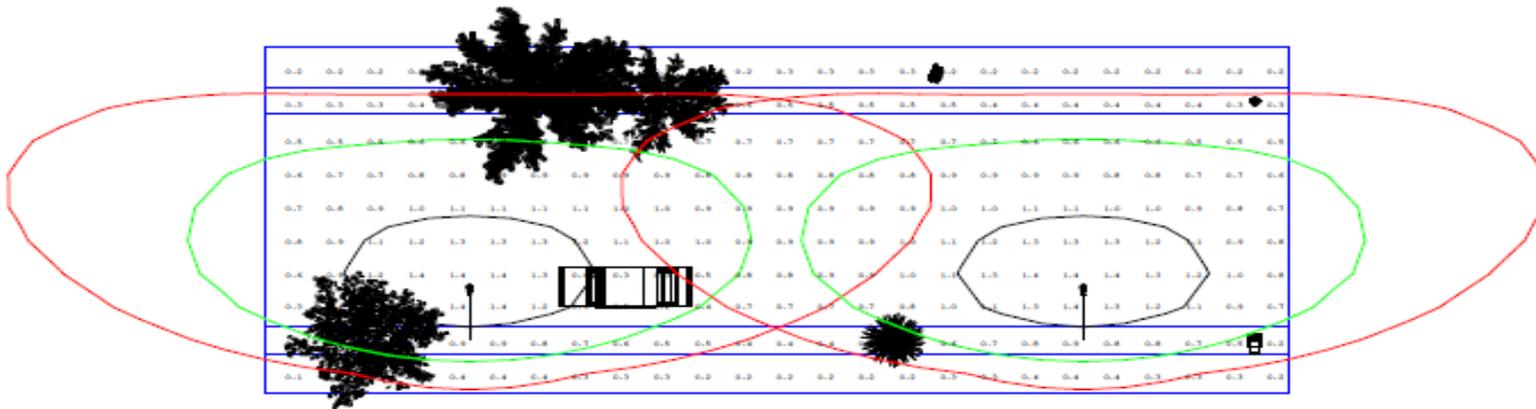
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
grass bottom_Top_1	Illuminance	Fc	0.80	1.1	0.2	4.00	5.50
grass top_Top_1	Illuminance	Fc	0.32	0.4	0.2	1.60	2.00
roadway_Top_1	Illuminance	Fc	0.84	1.7	0.3	2.80	5.67
sidewalk bottom_Top_1	Illuminance	Fc	0.58	0.7	0.2	2.90	3.50
sidewalk top_Top_1	Illuminance	Fc	0.21	0.3	0.0	N.A.	N.A.



# Photometrics 38 watt LED

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
→	2	RFS-35W16LED4K-T-R2M	SINGLE	0.900	RFS-35W16LED4K-T-R2M

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Mir	Max/Min
grass bottom_Top_1	Illuminance	Fc	0.56	0.9	0.1	5.60	9.00
grass top_Top_1	Illuminance	Fc	0.39	0.5	0.2	1.95	2.50
roadway_Top_1	Illuminance	Fc	0.89	1.4	0.2	4.45	7.00
sidewalk bottom_Top_1	Illuminance	Fc	0.28	0.4	0.1	2.80	4.00
sidewalk top_Top_1	Illuminance	Fc	0.20	0.3	0.0	N.A.	N.A.



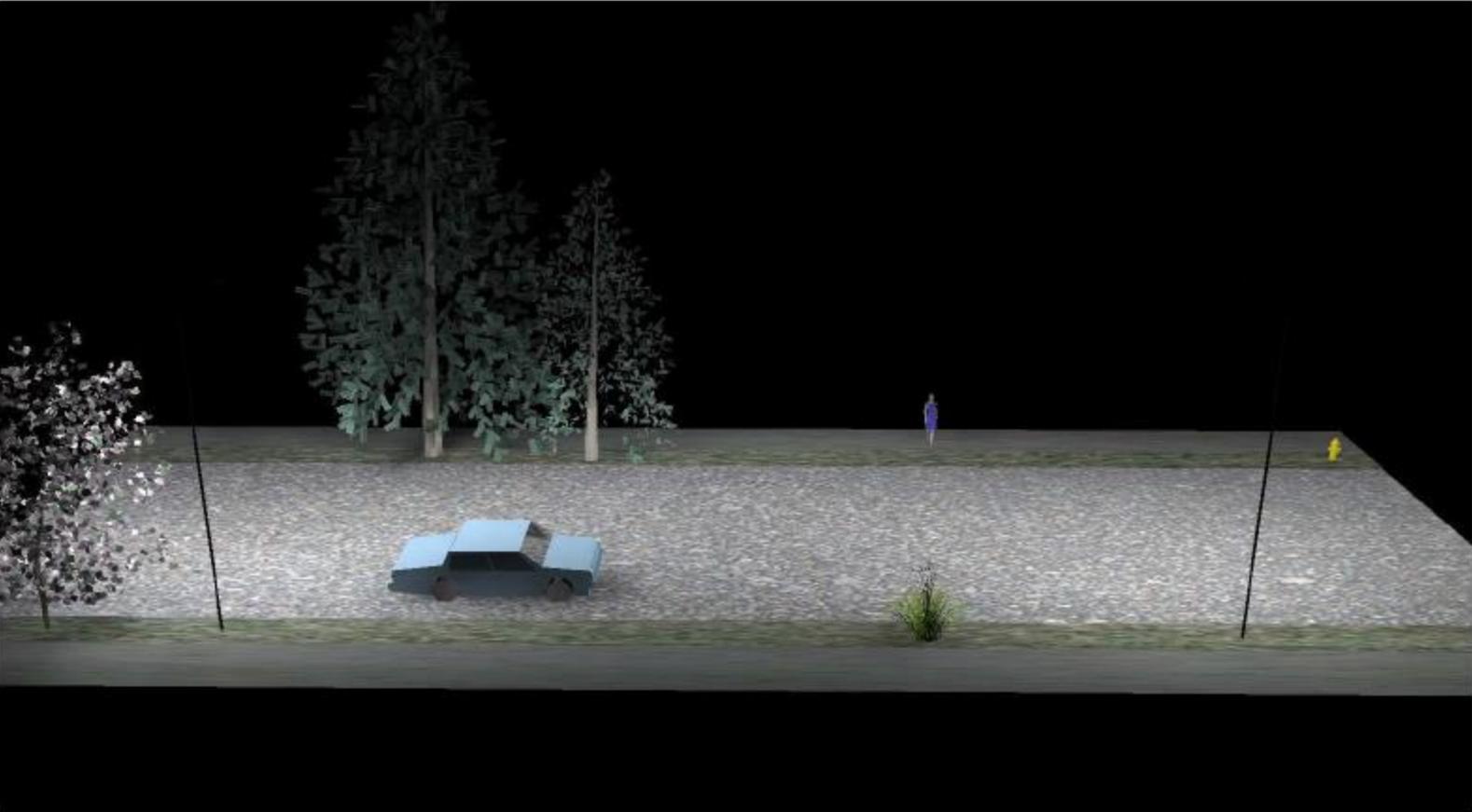
# Photometrics 150 watt MV

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# Photometrics 38 watt LED

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# LED Streetlight's Proven Results

## significantly less energy and superior lighting



*Before (left) & after LED lighting via the L.A. Bureau of Street Lighting*

2009-2011  
Vehicle theft – 13.6%  
Robbery – 8%  
Vandalism – 11%

### Halifax, Nova Scotia (South Street) - 68% Energy Savings



**Before**  
(Meets RP-8)

100 Watt Lamp  
137 Plug Watts



**After**  
(Meets RP-8)

44 Watts  
SAT-48S (48 LEDS) - 280mA

*Before (left) & after LED lighting via the Sustainable City Network*

# Energy Conservation Measures (ECM)

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ECM #	Item	Include?
1	Cobrahead Street Lighting - Upgrade to LED	Yes
2	Decorative Street Lighting - Upgrade to LED	Yes
3	Cobrahead - Wireless Street Lighting Controls	No
4	Decorative - Wireless Street Lighting Controls	No
5	Traffic Lighting - Upgrade to LED	Yes
6	Exterior Lighting - Upgrade to LED	Yes
7	Electricity Rate Procurement	No

Type	Size	Fixture (Cobra Head)	Quantity	Billed Wattage	Annual Energy Use (kWh)	Annual Energy Cost (\$)
Mercury Vapor	04000M	100W MV	0	115	0	\$0
Mercury Vapor	08000M	175W MV	229	191	178,980	\$14,318
Mercury Vapor	12000M	250W MV	5	275	5,627	\$450
Mercury Vapor	20000M	400W MV	6	429	10,533	\$843
Mercury Vapor	42000M	700W MV	58	768	182,274	\$14,582
Mercury Vapor	59000M	1000W MV	0	1090	0	\$0
Sodium Vapor	05800S	70W HPS	1	94	385	\$31
Sodium Vapor	09500S	100W HPS	172	131	92,201	\$7,376
Sodium Vapor	16000S	150W HPS	513	192	403,046	\$32,244
Sodium Vapor	25000S	250W HPS	169	294	203,315	\$16,265
Sodium Vapor	50000S	400W HPS	84	450	154,678	\$12,374
Sodium Vapor	0130KH	1000W HPS	9	1090	40,143	\$3,211
Metal Halide	07800H	100W MH	170	131	91,129	\$7,290
Metal Halide	13000H	175W MH	30	192	23,570	\$1,886
Metal Halide	20500H	250W MH	120	294	144,366	\$11,549
Metal Halide	36000H	400W MH	12	450	22,097	\$1,768
Metal Halide	0110KH	1000W MH	4	1090	17,841	\$1,427
Metal Halide	0155KH	1500W MH	8	1620	53,032	\$4,243
LED	-	23W CFL	5	23	471	\$38
LED	-	42W CFL	24	42	4,125	\$330
LED	-	49W LED	278	49	55,741	\$4,459
Induction	-	85W IND	75	85	26,087	\$2,087
Induction	-	165W IND	0	165	0	\$0
<b>Total</b>			<b>1972</b>		<b>1,709,638</b>	<b>\$136,771</b>
<b>Service Location Distribution Charge*</b>			<b>0</b>			<b>\$0</b>
<b>Modeled Cost for Cobra-heads (annual)</b>						<b>\$136,771</b>

# Energy Savings Summary

Existing					Proposed						Project Savings	
PECO Fixture	Billed Wattage	Quantity	Annual Energy Use (kWh)	Annual Energy Cost (\$)	Style	Manufacturer	New Wattage	Quantity	Annual Energy Use (kWh)	Annual Energy Cost (\$)	Annual Energy Savings (kWh)	Annual Energy Savings (\$)
175W MV	191	229	178,980	\$14,318	Cobra	Philips Lumec	54	229	50,602	\$4,048	128,378	\$10,270
250W MV	275	5	5,627	\$450	Cobra	Philips Lumec	73	5	1,494	\$119	4,133	\$331
400W MV	429	6	10,533	\$843	Cobra	Philips Lumec	174	6	4,272	\$342	6,261	\$501
700W MV	768	58	182,274	\$14,582	Cobra	TBD	384	58	91,137	\$7,291	91,137	\$7,291
100W HPS	131	88	47,173	\$3,774	Cobra	Philips Lumec	54	88	19,445	\$1,556	27,727	\$2,218
150W HPS	192	509	399,903	\$31,992	Cobra	Philips Lumec	73	509	152,046	\$12,164	247,857	\$19,829
250W HPS	294	169	203,315	\$16,265	Cobra	Philips Lumec	108	169	74,687	\$5,975	128,628	\$10,290
400W HPS	450	84	154,678	\$12,374	Cobra	Philips Lumec	207	84	71,152	\$5,692	83,526	\$6,682
1000W HPS	1090	9	40,143	\$3,211	Cobra	TBD	545	9	20,071	\$1,606	20,071	\$1,606
100W MH	131	137	73,439	\$5,875	Cobra	Philips Lumec	38	137	21,303	\$1,704	52,136	\$4,171
175W MH	192	10	7,857	\$629	Cobra	Philips Lumec	73	10	2,987	\$239	4,869	\$390
250W MH	294	120	144,366	\$11,549	Cobra	Philips Lumec	108	120	53,032	\$4,243	91,333	\$7,307
400W MH	450	12	22,097	\$1,768	Cobra	Philips Lumec	207	12	10,165	\$813	11,932	\$955
1000W MH	1090	4	17,841	\$1,427	Cobra	TBD	545	4	8,921	\$714	8,921	\$714
1500W MH	1620	8	53,032	\$4,243	Cobra	TBD	810	8	26,516	\$2,121	26,516	\$2,121
49W LED	49	63	12,632	\$1,011	Cobra	No Retrofit	49	63	12,632	\$1,011	0	\$0
70W HPS	94	1	385	\$31	Acom	King Luminaire	55	1	225	\$18	160	\$13
100W HPS	131	84	45,028	\$3,602	Acom	GE	52	84	17,874	\$1,430	27,155	\$2,172
150W HPS	192	4	3,143	\$251	Colonial	American Elec	38	4	622	\$50	2,521	\$202
100W MH	131	33	17,690	\$1,415	Acom	King Luminaire	55	33	7,427	\$594	10,263	\$821
175W MH	192	20	15,713	\$1,257	Acom	King Luminaire	55	20	4,501	\$360	11,212	\$897
23W CFL	23	5	471	\$38	Acom	No Retrofit	23	5	471	\$38	0	\$0
42W CFL	42	24	4,125	\$330	Acom	No Retrofit	42	24	4,125	\$330	0	\$0
49W LED	49	215	43,109	\$3,449	Acom	No Retrofit	0	215	0	\$0	43,109	\$3,449
85W IND	85	75	26,087	\$2,087	Acom	King Luminaire	55	75	16,880	\$1,350	9,207	\$737
<b>Total - Cobraheads</b>		1511	1,553,888	\$124,311	<b>Total - Cobraheads</b>			1511	620,462	\$49,637	933,426	\$74,674
<b>Total - Decoratives</b>		461	155,750	\$12,460	<b>Total - Decoratives</b>			461	52,124	\$4,170	103,626	\$8,290
<b>Project Total</b>		1972	1,709,638	\$136,771	<b>Total</b>			1972	672,586	\$53,807	1,037,052	\$82,964
<b>Service Location Distribution Charge**</b>		\$0			<b>Service Location Distribution Charge**</b>			\$0				

\*\*The final number of locations may vary from the amount shown.

# Energy Savings Summary

## Energy Savings - Traffic Lighting

Converting the traffic signals to LED will generate the following energy and cost savings.

Existing					Proposed					Project Savings	
PECO Description	Billed Wattage	Quantity	Annual Energy Use (kWh)	Annual Energy Cost (\$)	Make	New Wattage	Quantity	Annual Energy Use (kWh)	Annual Energy Cost (\$)	Annual Energy Savings (kWh)	Annual Energy Savings (\$)
8" Red TL	69	10	3,279	\$61	Leotek	5.5	10	261	\$5	3,018	\$56
8" Yellow TL	69	10	119	\$2	Leotek	6	10	10	\$0	109	\$2
8" Green TL	69	10	2,563	\$48	Leotek	6	10	223	\$4	2,341	\$43
12" Red TL	150	29	20,671	\$384	Leotek	5.6	29	772	\$14	19,899	\$370
12" Yellow TL	150	42	1,089	\$20	Leotek	8.8	42	64	\$1	1,025	\$19
12" Green TL	150	42	23,406	\$435	Leotek	6.7	42	1,045	\$19	22,360	\$415
Walk/Don't walk 12"	144	12	14,930	\$277	Leotek	8	12	829	\$15	14,100	\$262
<b>Total</b>		<b>155</b>	<b>66,057</b>	<b>\$1,227</b>	<b>Total</b>		<b>155</b>	<b>3,205</b>	<b>\$60</b>	<b>62,852</b>	<b>\$1,167</b>
<b>Serv. Dist. Charge*</b>		<b>\$0</b>			<b>Serv. Dist. Charge*</b>		<b>\$0</b>				

\*Service Location Distribution Charge is \$3.37 per location

# Energy Savings Summary

Conservation Measure	Annual kWh Savings	Monthly kW Savings	Annual Energy Savings (\$)
Street lighting - Upgrade to LED (Cobra)	933,426	0.0	\$74,674
Street lighting - Upgrade to LED (Decorative)	103,626	0.0	\$8,290
Wireless Street Lighting Controls (Cobra)	0	-	\$0
Wireless Street Lighting Controls (Decorative)	0	-	\$0
Traffic Lighting - Upgrade to LED	62,852	0.0	\$1,167
Exterior Lighting - Upgrade to LED	123,028	0.0	\$9,842
Electric Rate Savings (\$/kWh)	-	-	\$0
<b>Total - Base Project</b>	<b>1,222,932</b>	<b>0.0</b>	<b>\$93,974</b>
<b>Total - Base Project + Controls</b>	<b>1,222,932</b>	<b>0.0</b>	<b>\$93,974</b>

# Project Cost & Savings Summary

Conservation Measure	Construction Cost (\$)	Annual Energy Savings (\$)	Annual O&M Savings (\$)	Rebate(\$)	Simple Payback	Simple Payback w/o O&M
Street lighting - Upgrade to LED (Cobra)	\$398,741	\$74,674	\$11,493	\$0	4.6	5.3
Street lighting - Upgrade to LED (Decorative)	\$236,299	\$8,290	\$3,507	\$0	20.0	28.5
Wireless Street Lighting Controls (Cobra)	\$0	\$0	\$0	\$0	-	-
Wireless Street Lighting Controls (Decorative)	\$0	\$0	\$0	\$0	-	-
Traffic Lighting - Upgrade to LED	\$13,714	\$1,167	\$155	\$0	10.4	11.8
Exterior Lighting - Upgrade to LED	\$148,084	\$9,842	\$840	\$0	13.9	15.0
Electric Rate Procurement	\$0	\$0	\$0	\$0	-	-
<b>Total - Base Project</b>	<b>\$796,838</b>	<b>\$93,974</b>	<b>\$15,995</b>	<b>\$0</b>	<b>7.2</b>	<b>8.5</b>
<b>Total - Base Project + Controls</b>	<b>\$796,838</b>	<b>\$93,974</b>	<b>\$15,995</b>	<b>\$0</b>	<b>7.2</b>	<b>8.5</b>

\*75 decoratives are induction. Need to decide whether to include in project. Payback issue. Simple payback would be 12 years.

## Project Cash Flow - Base Project

The financing summary for the project is shown in the table below. The interest rate shown may vary once final financing is secured through PennSEF. This project cash flow does not include wireless controls.

JCI Construction Cost		\$796,838		
Paydown of Debt	Capital Contribution	\$0		
	Grants	\$0		
Fees	Customer-Controlled Contingency	\$0	<b>Project ECM List</b>	
	PennSEF	\$0	ECM-1: Cobrahead Street Lighting	Yes
	KLS - Program	\$340	ECM-2: Decorative Street Lighting	Yes
	KLS - Consultant	\$0	ECM-5: Traffic Lighting	Yes
Loan Structure		Lease	ECM-6: Exterior Lighting	Yes
Contract Term - Years		20	ECM-7: Electricity Rate Procurement	No
Construction Term - Months		18	*Costs only include applicable ECMs	
Loan Payment Frequency		Annual		
Interest Rate		2.75%		
Total Financed Amount		\$797,178		

**20 year  
Status quo cost  
\$2,966,762**

**20 year  
LED Upgrade Savings  
\$2,006,027**

	Measured Savings	Non-measured Savings			Total Savings	Loan Payment	M&V	Balance
	Utility Savings	Operational Savings	Rebates	Capital Avoidance				
Year 0	\$47,833	\$0	\$0	\$0	\$47,833	\$0	\$0	\$47,833
Year 1	\$97,578	\$16,475	\$0	\$0	\$114,053	\$95,500	\$18,553	\$0
Year 2	\$99,628	\$16,969	\$0	\$0	\$116,597	\$97,487	\$19,110	\$0
Year 3	\$101,819	\$17,478	\$0	\$0	\$119,298	\$99,614	\$19,683	\$0
Year 4	\$104,059	\$18,003	\$0	\$0	\$122,062	\$122,062	\$0	\$0
Year 5	\$106,453	\$18,543	\$0	\$0	\$124,995	\$124,995	\$0	\$0
Year 6	\$108,901	\$19,099	\$0	\$0	\$128,000	\$128,000	\$0	\$0
Year 7	\$111,515	\$19,672	\$0	\$0	\$131,187	\$131,187	\$0	\$0
Year 8	\$114,191	\$20,262	\$0	\$0	\$134,453	\$104,544	\$0	\$29,909
Year 9	\$117,046	\$20,870	\$0	\$0	\$137,916	\$0	\$0	\$137,916
Year 10	\$119,972	\$21,496	\$0	\$0	\$141,468	\$0	\$0	\$141,468
Year 11	\$123,091	\$22,141	\$0	\$0	\$145,232	\$0	\$0	\$145,232
Year 12	\$126,292	\$22,805	\$0	\$0	\$149,097	\$0	\$0	\$149,097
Year 13	\$129,702	\$23,489	\$0	\$0	\$153,191	\$0	\$0	\$153,191
Year 14	\$133,204	\$24,194	\$0	\$0	\$157,397	\$0	\$0	\$157,397
Year 15	\$136,933	\$24,920	\$0	\$0	\$161,853	\$0	\$0	\$161,853
Year 16	\$140,767	\$25,667	\$0	\$0	\$166,435	\$0	\$0	\$166,435
Year 17	\$144,850	\$26,437	\$0	\$0	\$171,287	\$0	\$0	\$171,287
Year 18	\$149,050	\$27,230	\$0	\$0	\$176,281	\$0	\$0	\$176,281
Year 19	\$153,373	\$28,047	\$0	\$0	\$181,420	\$0	\$0	\$181,420
Year 20	\$157,820	\$28,889	\$0	\$0	\$186,709	\$0	\$0	\$186,709
<b>Total</b>	<b>\$2,524,076</b>	<b>\$442,685</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,966,762</b>	<b>\$903,389</b>	<b>\$57,346</b>	<b>\$2,006,027</b>

# Investment Grade Audit Costs

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Energy Conservation Measure	JCI Hard Cost (\$)	IGA (%)	IGA Cost (\$)
Street lighting - Upgrade to LED (Cobra)	\$304,150	7.4%	\$22,507
Street lighting - Upgrade to LED (Decorative)	\$187,538	7.4%	\$13,878
Wireless Street Lighting Controls (Cobra)	\$0	7.4%	\$0
Wireless Street Lighting Controls (Decorative)	\$0	7.4%	\$0
Traffic Lighting - Upgrade to LED	\$10,461	7.4%	\$774
Exterior Lighting - Upgrade to LED	\$112,955	7.4%	\$8,359
Electric Rate Procurement	n/a	n/a	\$0
Other Municipality Requests			\$0
<b>Total</b>			<b>\$45,518</b>

**The Preliminary Analysis is a financial model/ decision tool to either move forward to the Investment Grade Audit or stop the process.**