



BOROUGH OF AMBLER

COMMITTEE MEETING

September 6, 2016

7:00 p.m.

**PUBLIC SAFETY
PUBLIC UTILITIES
FINANCE & PLANNING
PARKS & RECREATION
SALARY & PERSONNEL**

Public Safety Committee

Tuesday, September 6, 2016

Mr. Curtis, Chairperson

Mrs. Mc Cormick

Mr. Sheward

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

The Public Works Report and the Code Enforcement reports are **attached**.

Borough of Ambler

Code Enforcement Report for 2016

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	12	8	14	18	13	17	13	13					108
Dumpster	1	2	3	4	2	1	4	5					22
Fire	0	0	1	0	0	0	0	0					1
Mechanical	2	3	2	6	1	4	6	4					28
Plumbing	1	2	3	2	1	7	5	4					25
Road Opening	2	3	2	0	2	4	2	7					22
Use and Occupancy	2	5	2	3	0	1	0	1					14
Vendor Sales	0	0	0	0	0	0	0	0					0
Zoning	1	1	2	2	6	10	1	6					29
Rental Inspections	23	3	44	33	58	40	39	6					246
TOTALS	44	27	73	68	83	84	70	46					495

Public Utilities Committee

Tuesday, September 6, 2016
Mr. Pasceri, Chairperson
Mr. Curtis
Mr. Zaccone

OLD BUSINESS:

1. **SLUDGE HAULING- DISPOSAL BID**

The Bid for the Sludge Hauling and Disposal was advertised on PennBid, the bid was opened on August 16, at 10:00am. The Bids are being reviewed.

2. **VERIZON MONOPOLE**

Plans for the Verizon Monopole to be placed on the Borough Hall Property were received.

NEW BUSINESS

1. **BOROUGH ENGINEER REPORT**

The Engineer's report will be provided.

2. **GRANT APPLICATION**

Gilmore Associates has been asked to prepare a grant application from the DCED "PA Small Water & Sewer Projects" program for the "Wissahickon Creek Crossing" Project (to replace the water main on Butler Avenue from Chestnut Street in the Borough to the opposite side of Wissahickon Creek in Upper Dublin Twp.) A resolution authorizing application will be forthcoming.

3. **SANITARY SEWER BID**

The Bid for the 2016 Sanitary Sewer Rehabilitation Project was advertised on PennBid the opening was September 1, 2016. The low bidder is Video Pipe Services with a bid of \$59,791.20. (attached)

ebid exchange Export
 Solicitation: Borough of Ambler 2016 Sanitary Sewer Rehabilitation Project
 Generated 9/01/2016 10:02:25 AM Eastern

Item	Type	Description	Units	Qty	EA	EA	EA											
1	BASE	8" CIPP Complete Sewer Reconstruction	LF	903														
2	BASE	8" CIPP Point Repair	LF	63														
3	BASE	10" CIPP Point Repair	LF	24														
Total																		
101	ADD	A1.Cut Lateral Protrusions	EA	1	\$	400.00	\$	300.00	\$	300.00	\$	521.05	\$	1,800.00	\$	150.00	\$	100.00
102	ADD	A2.Lateral Sealing	EA	1	\$	500.00	\$	600.00	\$	1,000.00	\$	536.69	\$	550.00	\$	550.00	\$	100.00
					\$	59,791.20	\$	66,828.00	\$	89,745.00	\$	90,179.34	\$	91,842.00	\$	94,200.00	\$	99,783.00

Video Pipe Services, Inc. SWERP Incorporated AM-Liner East, Inc. National Water Main Cleaning Co. Fast Pipe Lining East, Inc. Aqua Infrastructure Rehabilitation Co., LLC dba

45,511.20 42,441.00 58,595.00 68,429.34 53,277.00 45,150.00 55,083.00

10,080.00 17,451.00 22,050.00 15,750.00 27,405.00 34,550.00 31,500.00

4,200.00 6,936.00 9,000.00 6,000.00 11,150.00 14,400.00 13,200.00

Finance & Planning Committee

Tuesday, September 6, 2016
Mr. Sheward, Chairperson
Mr. DeRuosi
Ms. Tomlinson

OLD BUSINESS

1. **BOROUGH HALL GYM RENOVATIONS**

Renovation options and estimates for renovations of the Borough Hall Gym were provided, a bid package is being prepared.

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report will be provided.

2. **WEARVERS WAY FOOD CO-OP**

A Conditional Use Hearing is scheduled for Weavers Way Food Co-Op on September 20th at 7:00pm to occupy an existing building at the former Bottom Dollar site - 217 E. Butler Avenue. **(Enclosed)**

3. **MINIMUM MUNICIPAL OBLIGATION**

Attached are the Municipal Pension Obligations for the Borough Employee Pension Funds, and the required Resolutions.

Borough Of Ambler

131 EAST BUTLER AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.ambler.pa.us



Memorandum

To: Ambler Borough Council
Mary Aversa, Borough Manager

From: Glenn Kucher, Code Enforcement Officer

Date: September 1, 2016

Re: Conditional Use Application - Weavers Way Food CO-OP – 217 E. Butler Avenue

Weavers Way Food Co-op has submitted a conditional use application to occupy the former Bottom Dollar site at 217 E. Butler Avenue. Ordinance 1086 of 2015 requires that permitted uses conducted from a building of 8,000 square feet or more in a DC – Downtown Commercial District obtain conditional use approval. The former Bottom Dollar site is over 16,000 square feet.

The applicant although proposing a grocery store like Bottom Dollar has added an additional area for prepared foods and cooking, along with limited on-site dining, outside of the original Bottom Dollar use. Therefore, it has been established that this change of the original use would trigger loss of the previous grandfathered status and a conditional use would be required.

The Borough Planning Commission and Montgomery County Planning Commission recommended approval for the application. The Borough has 60 days to hold a hearing for the application. A hearing has been advertised and scheduled for the September 20, 2016 Borough Council meeting.

Feel free to contact me with any questions or comments. Thank you for your input and assistance with this matter.

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.ambler.pa.us



August 23, 2016

Mary Aversa, Borough Manager
Borough of Ambler
122 East Butler Avenue
Ambler, PA 19002

Re: Conditional Use Hearing Needed
For Proposed Member-Owned
Full-Service Weaver Way Grocery Store
217 E. Butler Avenue

Dear Mrs. Aversa:

Please be advised that the Ambler Borough Planning Commission at its August 23, 2016, meeting voted unanimously to recommend to Council that a Conditional Use Hearing be scheduled for the application of Weaver Way Food Co-op to open a member-owned, full-service grocery store at 271 E. Butler Avenue, the site of the former Bottom Dollar food store.

If you have any questions, please feel free to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 1, 2016

Mr. Glenn Kucher, Code Enforcement Officer
Borough of Ambler
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #11-0169-003
Plan Name: Weavers Way Food Co-Op
Situate: Butler Avenue (N) / Race Street (S, W)
Borough of Ambler

Dear Mr. Kucher:

We have reviewed the above-referenced conditional use application as you requested on August 22, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, Weavers Way Food Co-Op, has submitted a conditional use application to occupy an existing building at 217 E. Butler Avenue, within the DC Downtown Commercial zoning district. **§27-2803** requires that permitted uses be conducted from structures of 8,000 square feet or less, unless by conditional use approval. The existing structure comprises 16,869 square feet and is therefore subject to the conditional use standards cited in **§27-2805**.

Weavers Way Food Co-Op is partnering with the Ambler Food Co-op to propose a new Weavers Way food cooperative market in an existing building previously occupied by a Bottom Dollar Food grocery store. The applicant has stated that there are no plans to alter the site in any way and there will be no changes to the parking lot or parking spaces, sidewalks, loading dock area, or area of refuse. The building's façade will be updated and will be consistent with the existing appearance of the Downtown Commercial district in accordance with **§27-2805.1**.



COMPREHENSIVE PLAN COMPLIANCE

We find the proposal associated with this conditional use application to be generally compliant with the county comprehensive plan, *Montco 2040: A Shared Vision*. In particular, we feel that the proposal furthers the following specific *Montco 2040* goal:

Provide more opportunities for residents to exercise and have healthy lifestyles. The proposed food co-op will not only bring a full-scale grocery store into the Borough where none currently exists, but Weavers Way is also a strong advocate of local food systems, sustainable agricultural practices, and healthy lifestyles.

The proposal is also generally compliant with the goals stated in the *Ambler Borough Comprehensive Plan (2001)* and in the Borough's *Comprehensive Plan Update (2013)*, particularly those related to economic development and revitalization.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports conditional use approval without comment as we have found it to be generally consistent with the Montgomery County and Ambler Borough comprehensive plans and economic revitalization objectives.

We wish to note the significance of the proposed Weavers Way Food Co-Op for Ambler and its residents. The Borough currently lacks a full-service food retailer and it appears that the nearest grocery stores are more than 3.5 miles outside of the Borough, roughly. The Bottom Dollar Food which previously occupied the subject building did help address some of the need for a grocery store; however, it was a discount grocery outlet with limited product availability, and we predict that a Weavers Way Food Co-Op will likely meet demand more effectively. We also feel that a shared emphasis on both conventional and local and/or organic food items will support healthy lifestyles while providing a range of options, and will be complementary to the diverse shopping needs of Ambler residents.

CONCLUSION

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Lauren Van Dyk, Community Planner
lvandyk@montcopa.org - 610-278-3749

- c: Jon Roesser, Applicant, Weavers Way Food Co-Op
Mark Harris, Esq., Applicant's Representative, Kraut Harris, PC
Robert LeGreca, Chrm., Borough Planning Commission
Joseph Bresnan, Esq., Borough Solicitor

DUDA ACTUARIAL CONSULTING



Philadelphia Office
500 Office Center Drive
Suite 400
Fort Washington, PA 19034
Phone: 267-513-1714
Fax: 484-636-2500

Pittsburgh Office
One Oxford Centre
301 Grant Street
Suite 4300
Pittsburgh, PA 15219
Phone: 412-255-3746
Fax: 412-255-3701

August 8, 2016

Ms. Gail Gordon
Finance Director
Borough of Ambler
122 East Butler Avenue
Ambler, PA 19002-4476

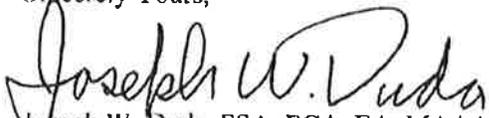
RE: Borough of Ambler Police and Municipal Employees' Pension Plans
2017 Minimum Municipal Obligations

Dear Gail:

As requested, we have completed the calculation of the 2017 Minimum Municipal Obligations for the Borough of Ambler Municipal Employees' (Defined Benefit and Defined Contribution) and Police Pension Plans. These calculations are based on the January 1, 2013 Actuarial Valuations and reflect a 3% of pay municipal employees' contribution in the Defined Benefit plan and no contributions from the police. Please keep in mind that these documents must be submitted to the governing body by September 30, 2016 (although revisions may be made up to the time the budget is finalized).

Should you have any questions or require any additional information, please feel free to contact us.

Sincerely Yours,


Joseph W. Duda, FSA, FCA, EA, MAAA
President

Enclosures

RECEIVED
AUG 11 2016
AMBLER BOROUGH

YOUR PENSION, YOUR FUTURE

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-11

WHEREAS, the Borough of Ambler maintains a pension plan for the benefit of its police employees, and

WHEREAS, pursuant to Ordinance, the Borough has established a supplemental plan for police contributions and does not require contributions directly into the plan when, in the opinion of the actuary, the plan is sufficiently in excess of the amount required to maintain the actuarial soundness of the plan, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, no additional funding of the plan is required for the calendar year 2017, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the Minimum Municipal Obligation (MMO) to ensure the actuarial soundness of the plan for each year in which it shall not require funding by the members.

NOW THEREFORE, be it resolved this _____ day of September, 2016 that for the foregoing reasons the Borough of Ambler shall not require that the members of the police pension make contributions to the plan, and that any contributions made by them shall be made into a supplemental plan and that the Borough of Ambler has no minimum municipal obligation for the calendar year 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	POLICE PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016)	994,540
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/15)	19.62%
3. TOTAL NORMAL COST (Item 1 times Item 2)	195,129
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/15)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/15)	16,431
6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5)	211,560
7. TOTAL MEMBER CONTRIBUTIONS	0
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/15)	201,245
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	0

* A review of the plan's funded status indicates that as of January 1, 2015, the plan's Actuarial Value of Assets exceeds the Present Value of Benefits. According to Section 302 (b) (1) of Act 205 of 1984, the Plan is considered to be fully funded and no contributions are required to be made to the Plan for the 2017 year. Therefore, based on the above information, the 2016 Minimum Municipal Obligation to be included in the 2017 budget is \$0.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-12

WHEREAS, the Borough of Ambler maintains a pension plan for the benefit of its municipal employees, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, a three percent (3%) of pay municipal funding is required for the calendar year 2017, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2017.

NOW THEREFORE, be it resolved this ____ day of September, 2016 that the Borough of Ambler has a three percent (3%) of pay municipal employees' contribution for the calendar year of 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	MUNICIPAL EMPLOYEES' PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016)	1,323,673
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/15)	7.89%
3. TOTAL NORMAL COST (Item 1 times Item 2)	104,438
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/15)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/15)	8,855
6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5)	113,293
7. TOTAL MEMBER CONTRIBUTIONS	39,710
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/15)	78,874
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	0

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-13

WHEREAS, the Borough of Ambler maintains a deferred compensation pension plan for the benefit of its municipal employees, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2017.

NOW THEREFORE, be it resolved this ____ day of September, 2016 that the Borough of Ambler has a four to eight percent (4-8%) of pay municipal employees' contribution for the calendar year of 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	NON UNIFORMED DC PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016)	547,069
2. NORMAL COST PERCENTAGE *	6.2329%
3. TOTAL NORMAL COST (Item 1 times Item 2)	34,098
4. TOTAL AMORTIZATION REQUIREMENT	0
5. TOTAL ADMINISTRATIVE EXPENSES	0
6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5)	34,098
7. TOTAL MEMBER CONTRIBUTIONS	0
8. FUNDING ADJUSTMENT	0
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	34,098

* 8% for those employees whom contribute 5%. If they contribute 3%, then normal cost percentage is 4%.

Signature of Chief Administrative Officer

Date Certified to Governing Body

Parks & Recreation Committee

Tuesday, September 6, 2016

Mr. DeRuosi, Chairperson

Mrs. Deininger

Ms. Hertz

OLD BUSINESS

1. **SOCCER NETS**

The new soccer nets were installed at Riccardi Park. Two waste disposal stations were ordered for Borough Park.

2. **BOROUGH HALL RENTAL**

Pricing and terms for rental of the Borough Gym were provided, comments or suggestions are requested.

NEW BUSINESS

1. **MOBILE FREE LIBRARIES**

The Committee is researching mobile free libraries to be placed around town.

2. **HUMAN RELATIONS COMMISION**

Resumes were received for consideration in appointment to the Human Relations Commission.

Salary & Personnel Committee

Tuesday, September 6, 2016

Mr. Zaccone, Chairperson

Mr. Curtis

Mrs. Deininger

Mr. De Ruosi

OLD BUSINESS

1. **ZONING HEARING BOARD VACANCY**

There is a vacant Zoning Hearing Board seat and a vacant alternate position. (**attached**)

NEW BUSINESS

Public Comment Procedure:

As a reminder, it will not be the practice of Council to answer questions and/or engage in dialogue with the speaker during the Public Comments section of the meeting. Comments regarding any and all employee issues will not be entertained. Council may address items or questions raised at the next scheduled Committee/Council meeting, but reserves the right to determine agenda items. Council requests that those in attendance refrain from engaging the speaker during public comments.

Thank you for your cooperation.

Ambler Borough Council