



# **BOROUGH OF AMBLER**

**BUDGET MEETING – 6:00 p.m.**

## **COMMITTEE MEETING**

**December 6, 2016**

**7:00 p.m.**

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

**Public Safety Committee**

Tuesday, December 6, 2016

Mr. Curtis, Chairperson

Mrs. Mc Cormick

Mr. Sheward

**OLD BUSINESS**

**NEW BUSINESS**

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement and Public Works 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	17	8	13		146
Dumpster	1	2	3	4	2	1	4	5	1	0	0		23
Fire	0	0	1	0	0	0	0	0	0	1	2		4
Mechanical	2	3	2	6	1	4	6	4	7	2	0		37
Plumbing	1	2	3	2	1	7	5	4	6	1	2		34
Road Opening	2	3	2	0	2	4	2	7	4	6	2		34
Use and Occupancy	2	5	2	3	0	1	0	1	0	1	0		15
Vendor Sales	0	0	0	0	0	0	0	0	0	0	0		0
Zoning	1	1	2	2	6	10	1	6	3	3	2		37
Rental Inspections	23	3	44	33	58	40	41	9	9	8	50**		328
<b>TOTALS</b>	<b>44</b>	<b>27</b>	<b>73</b>	<b>68</b>	<b>83</b>	<b>84</b>	<b>72</b>	<b>49</b>	<b>47</b>	<b>30</b>	<b>81</b>		<b>658</b>

\*\* November rental inspection total includes two apartment complexes

**Public Utilities Committee**

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

**OLD BUSINESS:**

1. **CDBG – GRANT SEWER REPAIRS**

The **attached** change order is a result of the sewer repairs that were being done as part of the CDBG Grant. The original Grant amount was \$59,791. When the contractor went to make the point repairs the main was in poor condition and a repair was not recommended. It is recommended that the main be lined from man hole to man hole.

The new contract price is  $(\$59,791.20 + \$44,232.04) = \underline{\$104,023.24}$   
The Borough's cost will be  $(\$104,023.24 - \$41,126.00) = \$62,897.24$

**NEW BUSINESS**

1. **BOROUGH ENGINEER REPORT**

The Engineer's report will be provided.

**AGREEMENT CHANGE ORDER NO. 1**

**Effective Date:** \_\_\_\_\_

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**Project:** B-15-03-101 Borough of Ambler Sanitary Sewer Rehabilitation

**Owner:** Borough of Ambler

**Contractor:** Video Pipe Services, Inc.

**Engineer:** Gilmore & Associates, Inc.

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**Nature of Change:**

(Bid Item) Description

(1) Add 1,078 linear feet of 8-inch CIPP complete sewer reconstruction at \$50.40/ft	\$54,331.20
(1) Subtract 10.4 linear feet of 8-inch CIPP complete sewer reconstruction at \$50.40/ft	-\$524.16
(2) Subtract 50 linear feet of 8-inch CIPP Point Repair at \$160/ft	-\$8,000.00
(3) Subtract 9 linear feet of 10-inch CIPP Point Repair at \$175/ft	-\$1,575.00

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**The above changes are hereby approved and result in the following adjustment of the Contract Price with the provisions of the agreement otherwise unchanged:**

Contract price prior to this Change Order	\$59,791.20
Decrease resulting from this Change Order No. 1	-\$10,099.16
Increase resulting from this Change Order No. 1	\$54,331.20
Current Contract Price including this Change Order	\$104,023.24

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**CONTRACTOR'S APPROVAL:**

\_\_\_\_\_  
Video Pipe Services, Inc.

\_\_\_\_\_  
Date

**OWNER'S APPROVAL:**

\_\_\_\_\_  
Borough of Ambler

\_\_\_\_\_  
Date

**ENGINEER'S ACKNOWLEDGEMENT:**

\_\_\_\_\_  
Gilmore & Associates, Inc.

\_\_\_\_\_  
Date

## **Finance & Planning Committee**

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

### **OLD BUSINESS**

#### 1. **BOROUGH HALL GYM RENOVATIONS**

A bid package is being advertised on PennBID for the renovations of the Borough Hall Gym. Bid opening is scheduled for Monday January 9.

#### 2. **BOND DETAIL**

Please see the **attached** bond document detailing the bid result of the bond sale.

### **NEW BUSINESS**

#### 1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report is **attached**.

#### 2. **2017 BUDGET**

The 2017 meeting schedule is being prepared for advertisement. **(attached)**

#### 3. **AMBLER CROSSING SEWER PLANNING MODULE**

A Public Notice was advertised on November 4<sup>th</sup> for a 30-day comment and review period regarding the Ambler Crossing Sewer Facilities Planning Module. Since the original approval in 2007, the two properties are no longer included in one combined application, therefore a resolution rescinding the original Planning Module and a resolution submitting to DEP for its approval the revised Sewage Facilities Planning Module will be considered at the December meeting. **(attached)**

#### 4. **2017 REAL ESTATE TAX ORDINANCE**

An Ordinance Fixing the Real Estate Tax for the Year 2017 was advertised for adoption. **(attached)**

5. **2017 BUDGET APPROPRIATIONS RESOLUTION**

A Resolution setting Budget Appropriations for 2017 is **attached**. The 2017 Budget is available for public inspection. Additional public meetings are scheduled for December 13 at 10:00 a.m. and December 20 at 6:00 p.m.

6. **PARKING REQUIREMENT - ZONING ORDINANCE**

Attached is a draft of the proposed language regarding Bank / Financial Institution Parking requirements in the Parking Ordinance. (**attached**)

7. **AMBLER LIBRARY**

The Ambler Library is in the process of raising funds to perform a Feasibility Study at a cost of \$13,500. The library sought and won a grant for \$10,000 from the VNA Foundation of Greater North Penn. The library raised \$500 through the Giving Tuesday campaign. The library needs \$3,000 to pay for the study. A request is **attached** for a donation to the library to help cover the remaining costs for the Feasibility Study. The Ambler Branch has never been accessible for families with strollers, people with walkers or people with wheel chairs. The library is trying to address this issue in the current strategic plan.

# Borough of Ambler

## *BOND SALE DOCUMENT* *General Obligation Bonds, Series of 2016*

### Competitive Bid Results

**\$3,645,000**

**November 22, 2016**

**(Parameters Ordinance enacted on October 18, 2016)**

**Prepared by:**  
**Jamie Schlesinger**

*Director*



**PFM Financial Advisors LLC**  
2533 Yellow Springs Road  
Malvern, PA 19355  
610.647.5487 (P)  
610.647.2467 (H)  
[www.pfm.com](http://www.pfm.com)



# MUNICIPAL MARKET UPDATE

November 22, 2016

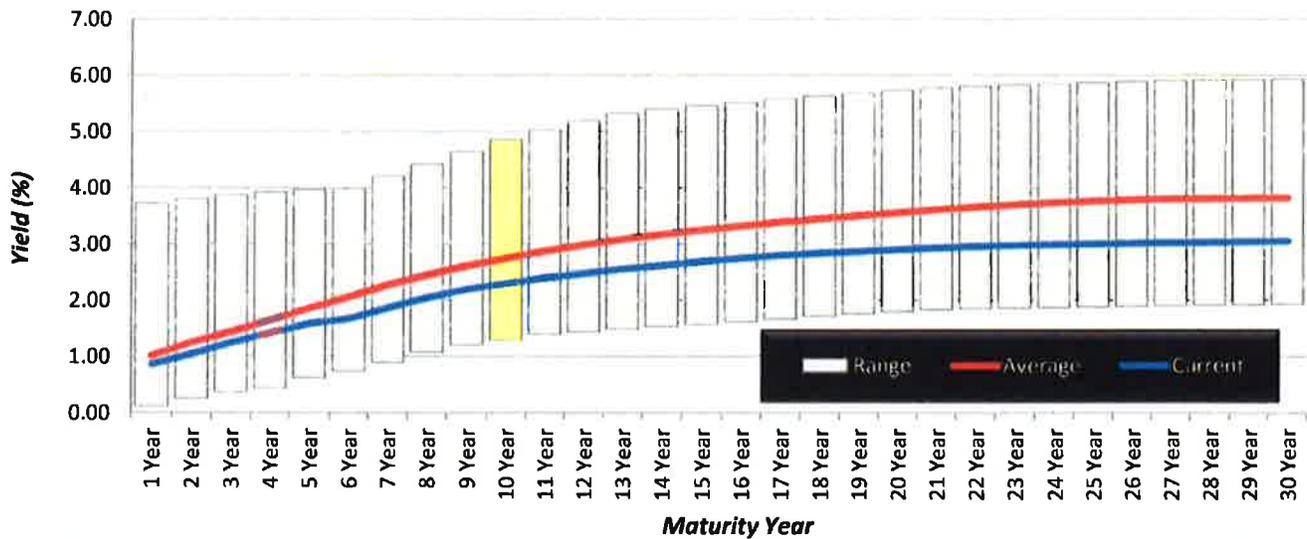


## MMD YIELD CURVE

The MMD Yield Curve is a high grade municipal yield curve published daily by Municipal Market Data. It is one of the most commonly used benchmarks in municipal finance. The yields within the curve reflect the current yields for each maturity year at which bondholders would be likely to sell high quality (AAA rated) general obligation backed bonds. The yield curve is typically influenced by new issuances in the primary market as well as post-issuance trading in the secondary market.

Municipal bonds typically trade at a "spread to MMD", meaning the difference between the yield in a specific year of a bond issue and the respective yield in the MMD Yield Curve. While these spreads vary over time, they can be a meaningful and powerful tool in trying to compare relative yield levels in a volatile interest rate environment.

## HISTORICAL MMD CURVE ILLUSTRATION - SINCE JANUARY 1, 2006



## SPOT ANALYSIS - 10 YEAR MMD - SINCE JANUARY 1, 2006



**BOROUGH OF AMBLER  
GENERAL OBLIGATION BONDS  
SERIES OF 2016**

**SUMMARY OF FINANCING**

**2016 Bonds Principal:** \$3,645,000

**Pricing Date:** 11/22/2016

**Settlement Date:** 12/20/2016

**Credit Rating:** S&P AA

**Overall Arbitrage Yield:** 3.255005%

**2016 Refunding Savings:** \$302,895

**As a % of Refunded Principal:** 8.68%

**Use of Proceeds:**

Proceeds of the Bonds will be used to: (1) currently refund the Borough's General Obligation Note, Series of 2013, currently outstanding in the principal amount of \$1,791,541, (2) currently refund the Borough's 2013 General Obligation Line of Credit Loan Note, currently outstanding in the principal amount of \$1,700,000; and (3) pay the costs of issuing the Bonds.

**FINANCING TEAM MEMBERS**

<b>Issuer</b>	<i>Borough of Ambler</i>
<b>Solicitor</b>	<i>Dischell, Bartle &amp; Dooley PC</i>
<b>Bond Counsel</b>	<i>Curtin &amp; Heefner LLP</i>
<b>Financial Advisor</b>	<i>PFM Financial Advisors LLC</i>
<b>Underwriter</b>	<i>Robert W. Baird</i>
<b>Paying Agent</b>	<i>US Bank</i>
<b>Rating Agency</b>	<i>S&amp;P Global Ratings</i>

**BOROUGH OF AMBLER  
SAVINGS SUMMARY**

1

	Series of 2016
<b>Par Amount</b>	\$3,645,000
<b>Issuance Cost</b>	\$169,006
<b>Settlement Date</b>	12/20/2016
<b>Existing Rate</b>	4.15%
<b>Average Interest Rate</b>	3.26%
<b>Total Interest</b>	\$1,867,315
<b>Net Total Savings</b>	<b>\$302,895</b>
<b>Savings as % of Par</b>	<b>8.68%</b>

2                      3                      4                      5

Fiscal Year Ending	Estimated Existing Debt Service	Net Savings	Total Debt Service
12/31/2017	215,038	11,862	203,177
12/31/2018	215,038	8,673	206,365
12/31/2019	215,038	12,273	202,765
12/31/2020	215,038	10,973	204,065
12/31/2021	215,038	9,873	205,165
12/31/2022	215,038	13,373	201,665
12/31/2023	215,038	11,448	203,590
12/31/2024	215,038	9,673	205,365
12/31/2025	215,038	12,973	202,065
12/31/2026	215,038	11,348	203,690
12/31/2027	215,038	9,873	205,165
12/31/2028	215,038	8,548	206,490
12/31/2029	215,038	12,298	202,740
12/31/2030	215,038	11,123	203,915
12/31/2031	215,038	10,183	204,856
12/31/2032	215,038	9,479	205,559
12/31/2033	215,038	8,987	206,051
12/31/2034	215,038	8,707	206,331
12/31/2035	215,038	8,626	206,413
12/31/2036	215,038	8,744	206,294
12/31/2037	215,038	14,044	200,994
12/31/2038	215,038	14,529	200,509
12/31/2039	215,038	10,376	204,663
12/31/2040	215,038	11,588	203,450
12/31/2041	215,038	12,976	202,063
12/31/2042	215,038	9,626	205,413
12/31/2043	215,038	11,538	203,500
12/31/2044	9,179	9,179	
12/31/2045			
<b>TOTAL</b>	<b>5,815,210</b>	<b>302,895</b>	<b>5,512,315</b>

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Borough Engineer</b>		
2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway.
2003-0122-01	Ambler-2013 NPDES MS4 Permit	Revised TMDL Strategy provided to Ambler 12/16/15 for submission to PADEP. Progress Report submitted to PADEP 5/12/2016. Final Progress report for 2013 permit and NOI for 2018 permit due 9/16/17.
2006-08054	Pedestrian Sidewalk Upgrade Program	Plan revision underway for resubmission to DVRPC. E&S Plan to be revised per MCCD review. Anticipate letting Fall 2016.
2011-01116-01	Glen Mawr Homes-Edgewood SD	Review of Lot 15, Edgewood Dr provided 5/5/16.
2012-11029	Ambler Savings Bank - Land Development	Punch list items to be addressed.
2013-02020	Ambler Crossings	Borough Council granted conditional use approval and prelim/final land development approval at the 10/15/13 public meeting. Developer to install portion of parking area Summer/Fall 2016.
2014-04103	Wissahickon Act 167 Plan (Ambler)	Act 167 Plan approved by MontCo and PADEP. New storm water ordinance required to be adopted by 1/16/16. Ordinance provided 12/4/15.
2014-11055	2015 Ambler Road Program	Project completed. Final completion report provided to Ambler on 4/29/16. Ambler to submit to PennDOT Municipal Services (Liquid Fuels), Maintenance period expires 6/1/2017.
2014-12015	St. Mary's Villa Residential Redevelopment- TIS	Meetings with PennDOT, Developer & Ambler held 3/2/15 & 9/15/15. TIS review provided 6/1/15, 8/11/16.
2015-06011	2015 Growing Greener Grant Application (Ambler)	Application for installation of water quality inlets submitted 7/9/15.
2016-01010	2016 Ambler Borough-General Services	Hendricks/Rose Valley bridge evaluation.
2016-05051	Ambler Borough 2016 Paving Program	Construction complete. Awaiting contract close-out documents from contractor.
<b>Sewer Engineer</b>		
2013-02020-01	Ambler Crossings - Sewer	Plan review #3 issued 10/16/13. Borough Council granted conditional use approval and prelim/final land development approval at the 10/15/13 public meeting. Site meeting held with developer on 6/17/16.
2015-03058	2015 CDBG Application	Point Repairs completed by contractor on 11/15/16. Complete sewer reconstruction (MH to MH) repairs scheduled for week of 12/12/16
2016-01050	Ambler Borough General Sewer Services	On-going
<b>Water Engineer</b>		
2012-10043	Loch Ash Dam Annual Inspections	Annual report completed and submitted to DEP on 11/1/16.
2013-02020-02	Ambler Crossings - Water	Phase 1 Water Main Extension completed on 11/23/16.
2015-05095	Well 8 Chlorine Contact Tank	Construction complete. Project closeout is underway.

**GILMORE & ASSOCIATES, INC.**

# AMBLER BOROUGH

**Project No.**      **Project Name**

**Status**

**Water Engineer**

Project No.	Project Name	Status
2016-01049	Amber Borough General Water Services	On-going
2016-04009	Maple Ave Water Main Replacement	Field survey completed. Awaiting further direction from Water Superintendent.
2016-04074	Water System Sampling Plans	Updated Total Coliform Sample Stiling Plan submitted to PADEP on 4/29/16. Long Term (LT2) Cryptosporidium Sampling Plan submitted to PADEP on 6/20/16.
2016-07041	Whitemarch NPDES Permit	Application for NPDES permit renewal underway (due 1/1/2017).
2016-07065	Broad Axe Cricket Wireless Decommission	Work being completed.
2016-08049	DCED PA Small Water & Sewer Program Grant Application	Grant application completed and submitted to DCED on 10/26/16.
2016-09068	Houston Rd. Sprint Clearwire Decommission	Work complete.

# COMMITTEE AND COUNCIL MEETINGS MEETING SCHEDULE - 2017

## Borough Committee Meetings

January 3  
February 7  
March 7  
April 4  
May 2  
June 6  
July – No Committee Meeting  
August 1  
September 5  
October 3  
November 8 (Wednesday)  
December 5

## Borough Council Meetings

January 17  
February 21  
March 21  
April 18  
May 17 (Wednesday)  
June 20  
July 18  
August 15  
September 19  
October 17  
November 21  
December 19



DEP Code No.

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of AMBLER  
(TOWNSHIP) (BOROUGH) (CITY), MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS AMBLER CROSSINGS DEVELOPMENT PARTNERS, LP has proposed the reversal of a previous planning approval of WESTRUM DEVELOPMENT for a parcel of land identified as  
land developer

THE CROSSINGS, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision  
proposes that such previous approval be extinguished and considered null and void, and that the condition of the property as it relates to Act 537 be returned to that condition that existed prior to the approval now being extinguished.

WHEREAS, AMBLER BOROUGH finds that the reversal of the previous planning  
Municipality  
approval described in the attached Transmittal, Project Narrative, and this Resolution conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of AMBLER hereby adopt and submit to DEP for its approval a REVERSAL of a previous revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, AMBLER  
(Signature)  
(Township Board of Supervisors) (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the (Township) (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seal of  
Governing Body

Telephone \_\_\_\_\_



DEP Code No.

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Ambler  
(TOWNSHIP) (BOROUGH) (CITY), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Ambler Crossing Development Partners L.P. has proposed the development of a parcel of land identified as  
land developer

Ambler Crossings, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify).

**WHEREAS**, The Borough of Ambler finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Ambler hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary,  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

Borough of Ambler  
131 Rosemary Avenue  
Ambler, PA 19002  
Telephone 215-646-1000

Seal of  
Governing Body

**ORDINANCE 1103**  
**AN ORDINANCE OF THE BOROUGH OF AMBLER**  
**COUNTY OF MONTGOMERY**  
**COMMONWEALTH OF PENNSYLVANIA**  
**FIXING THE REAL ESTATE TAX RATE FOR THE YEAR 2017**

**BE IT ORDAINED AND ENACTED** and is hereby Ordained and Enacted by the Borough Council of the Borough of Ambler, County of Montgomery, Commonwealth of Pennsylvania that a Tax be and the same levied on all Real Property within the Borough of Ambler subject to location for the Fiscal Year 2017 as follows:

**TAX RATE**

**For General Purposes**, the sum of six and two hundred eighty thousandth (6.280) mill on each dollar of Assessed Valuation or the sum of 6.28 cents on each one hundred dollars of Assessed Valuation.

**For Street Lighting Purposes**, the sum of two hundred ten thousandth (.210) mill on each dollar of Assessed Valuation or the sum of 0.21 of a cent on each one hundred dollars of Assessed Valuation.

**For Fire Fighting Purposes**, the sum of four hundred eighty thousandth (.480) mill on each dollar of Assessed Valuation or the sum of 0.48 of a cent on each one hundred dollars of Assessed Valuation.

**For Debt Service Purposes**, the sum of 0.0 mill on each dollar of Assessed Valuation or the sum of 0.0 of a cent on each one hundred dollars of Assessed Valuation.

**For Parks and Recreation Purposes**, the sum of three hundred ninety thousandth (0.390) mill on each dollar of Assessed Valuation or the sum of 0.39 of a cent on each one hundred dollars of Assessed Valuation.

The same being summarized in tabular form as follows:

TOTAL7.36 MILLS	MILLS ON EACH DOLLAR OF ASSESSED VALUATION	CENTS ONE HUNDRED DOLLARS OF ASSESSED VALUATION
Tax Rate General Purpose	6.280 Mills	6.28 Cents
Tax Rate Street Lights	0.210 Mills	0.21 Cents
Tax Rate Fire Protection	0.480 Mills	0.48 Cents
Tax Rate Debt Service	0.000 Mills	0.00 Cents
Tax Rate Parks & Recreation	0.390 Mills	0.39 Cents

Enacted by the Borough of Ambler this \_\_\_\_\_ day of December, 2016

\_\_\_\_\_  
 Salvatore Pasceri, Council President

\_\_\_\_\_  
 Mary Aversa, Borough Manager

**RESOLUTION 2016-\_\_\_\_\_**

**A Resolution of the Borough of Ambler, County of Montgomery, Commonwealth of Pennsylvania** appropriating specific sums estimated per the 2017 Budget to be required for the specific purpose of the municipal government, hereinafter set forth, during the year 2016 by the Borough Council of the Borough of Ambler, County of Montgomery, Commonwealth of Pennsylvania.

**Section 1.** That the expenditures and expenses for the Fiscal Year 2017 in the following amounts are hereby appropriated from the fund equities, revenues and other financing sources available for the year 2017 for the specific purposes set forth in the following budget summaries.

	<b><u>General Fund</u></b>	
Revenues		\$ 3,612,754
Expenditures		\$ 3,612,754
	<b><u>Refuse Fund</u></b>	
Revenues		\$ 526,417
Expenditures		\$ 526,417
	<b><u>Fire Fund</u></b>	
Revenues		\$ 207,507
Expenditures		\$ 207,507
	<b><u>Liquid Fuels</u></b>	
Revenues		\$ 421,000
Expenditures		\$ 421,000
	<b><u>Parks and Recreation</u></b>	
Revenues		\$ 111,348
Expenditures		\$ 111,348
	<b><u>Sewer Fund</u></b>	
Revenues		\$ 1,087,510
Expenditures		\$ 1,087,510
	<b><u>Street Light Fund</u></b>	
Revenues		\$ 80,100
Expenditures		\$ 80,100
	<b><u>Wastewater Treatment Plant</u></b>	
Revenues		\$ 3,543,719
Expenditures		\$ 3,543,719
	<b><u>Water Department</u></b>	
Revenues		\$ 2,785,557
Expenditures		\$ 2,785,557

**Section 2.** That any Resolution conflicting with this Resolution be and the same is hereby repealed insofar as the same affects this Resolution.

**ADOPTED** this \_\_\_\_\_ day of December, 2016

\_\_\_\_\_  
Salvatore Pasceri, Council President

\_\_\_\_\_  
Mary Aversa, Secretary

THE BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PA

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE AMENDING THE BOROUGH ZONING ORDINANCE, REMOVING THE EXISTING PARKING REQUIREMENTS FOR FINANCIAL INSTITUTIONS BASED ON THE NUMBER OF TELLER WINDOWS AND REPLACING THEM WITH NEW PARKING REQUIREMENTS BASED ON SQUARE FOOTAGE; ADDING A NEW DEFINITION OF FINANCIAL INSTITUTION; BEING AMENDMENTS TO SECTIONS 2701 AND 202 OF TITLE 27 OF THE CODIFIED ORDINANCES; LEAVING THE REMAINDER OF THE ORDINANCE IN FULL FORCE AND EFFECT; EFFECTIVE UPON ADOPTION**

WHEREAS, recent experience with applying the number of parking spaces required by the zoning ordinance has led to the determination that the existing formula of basing parking on the number of teller windows is outdated, given the proliferation of online banking and in light of the current practice of banks and financial institutions to dedicate greater space for consulting with customers regarding their transactions in lieu of customers lined up at teller windows,

NOW THEREFORE, Borough Council does hereby ORDAIN as follows:

1. Section 202 of Title 27 of the Ambler Borough codified ordinances, "Definitions", is amended by the addition of a new definition, "Financial Institution. Financial establishments, including banks and credit unions, and related retail financial service organizations."
2. Section 2102 of Title 27, Required Spaces for off-street parking, is amended as follows:
  - a. The existing requirements for bank parking are removed from the list of required parking spaces.
  - b. In place of the old language, the following is inserted into the list of required spaces: "Financial institution. 1 space per every 300 square feet of gross floor area devoted to customer service use as well as to any office use. Drive-up lanes, where permitted, must provide space for 3 vehicles in the queuing area in each lane provided.

This ordinance is effective upon the date of adoption. The remainder of the zoning ordinance remains in full force and effect, unaffected by this ordinance.

SO ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Salvatore Pasceri, Council President

Attest: \_\_\_\_\_  
Mary Aversa, Secretary

APPROVED: \_\_\_\_\_  
Jeanne Sorg, Mayor

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
VALERIE A. ARKOOSH, MD, MPH, CHAIR  
JOSH SHAPIRO, 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

November 30, 2016

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

Re: MCPC #16-0227-001  
Zoning Text Amendment – Bank Parking  
Borough of Ambler

Dear Mr. Kucher:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 9, 2016. e forward this letter as a report of our review.

## BACKGROUND

The Borough of Ambler proposes two zoning text amendments to portions of §27-202 "Definition of Terms" and §27-2102 "Required Spaces" as they relate to parking space requirements for financial institutions. The first amendment will add a new use category and definition for financial institutions as follows:

*Financial Institution – Financial establishments, including banks and credit unions, and related retail financial service organizations.*

The second proposed amendment removes parking space requirements for "Bank, financial institution" uses and inserts the following requirements for financial institutions (in accordance with the new definition, above):

*Financial institution. 1 space per every 300 square feet of gross floor area devoted to customer service use, as well as to any office use. Drive-up lanes, where permitted, must provide space for 3 vehicles in the queuing area in each lane provided.*



The Montgomery County Planning Commission (MCPC) was asked to assist the Ambler Planning Commission in updating parking requirements for banks and financial institutions as the Borough recognized that the existing requirements do not most accurately reflect the needs of these uses. The existing parking requirements are based on the number of teller windows present, however popularity in online banking and the physical restructuring of many banks and financial institutions means that teller windows are generally less common today. Per the proposed amendments, we believe that it is appropriate to combine banks with other financial institutions as a use category, and that basing parking requirements on the square footage of both customer service and office areas is a more effective approach.

#### RECOMMENDATION

The Montgomery County Planning Commission supports the Borough's proposal without comment as we have found it to be generally consistent with planning goals and objectives of the County and the Borough, as well as with regional examples of best practices in bank and financial institution parking requirements.

#### 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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

c: Mary Aversa, Borough Manager  
Robert LaGreca, Chair, Ambler Planning Commission

## Mary Aversa

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**From:** Anne M Frank <afrank@wvpl.org>  
**Sent:** Thursday, December 01, 2016 3:59 PM  
**To:** manager@borough.ambler.pa.us  
**Subject:** Ambler Branch Feasibility Study

Mary:

Thank you so much for inviting me to share information with Ambler Borough Council about the Feasibility Study for the Ambler Branch of the Wissahickon Valley Public Library.

The Ambler Branch has never been accessible for families with strollers, people with walkers or people with wheel chairs. The library decided to address this issue in our current strategic plan:

### SPACE

**Goal: Create a safe, accessible, welcoming and comfortable environment.**

	Responsible	Timeframe
<b>Ambler Objectives:</b> To make the Ambler Branch Library ADA Accessible. To create a community room.		
<b>Actions:</b> Complete a feasibility study. Research & apply for a Keystone grant. Start a capital campaign.	Director Director Director & Board	Year 1 Year 2 Year 3

The Feasibility study should cost around \$13,500. The library sought and won a grant for \$10,000 from the VNA Foundation of Greater North Penn. The library raised \$500 through our Giving Tuesday campaign. So the library only needs \$3,000 to pay for the study. Would Ambler Borough Council make a donation to the library to cover the remaining costs for the Feasibility Study?

The goal of the feasibility study is to decide whether the Ambler Branch should be renovated or relocated. We plan to speak with members of Borough Council, Business Owners, Non-Profit leaders and residents of the community to decide the best route to take.

Thank you very much for taking this request to the Borough Council.

Anne M. Frank, Director  
Wissahickon Valley Public Library  
P 215-643-1320 x11  
F 215-643-6611  
[afrank@wvpl.org](mailto:afrank@wvpl.org)  
[www.wvpl.org](http://www.wvpl.org)  
650 Skippack Pike (Rte. 73)  
Blue Bell, PA 19422

## **Parks & Recreation Committee**

Tuesday, December 6, 2016  
Mr. DeRuosi, Chairperson  
Mrs. Deininger  
Ms. Hertz

### **OLD BUSINESS**

1. **BOROUGH AVENUE PROPERTY -PARK AND BUTLER**

A presentation was made by County Planner Lauren Van Dyk and Sarah Richardsen from the Montgomery County Planning Commission for potential use park concepts for the Borough-owned lot at Butler and Park Avenues. **(attached)**

### **NEW BUSINESS**

1. **AMBLER JUNIOR BASEBALL**

A request was received to contribute funds towards the Porous safety surface for (8) dugouts and batter warm up area: \$13,200 per field (2) dugouts or \$6,100 per dugout - (Assumes 300 sf per dug out area) \$52,800 total for (4) fields. **(attached)**

# 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.boroughofambler.com](http://www.boroughofambler.com)



## Memorandum

**To:** Ambler Borough Council  
Mary Aversa, Borough Manager

**From:** Glenn Kucher, Code Enforcement Officer

**Date:** November 29, 2016

**Re:** Butler and Park Avenues Borough Lot Design Update

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As you know at the direction of Council, the Borough Planning Commission has been working on providing input on potential uses for the parcel at the corner of Butler Avenue and Park Avenue that was donated to the Borough earlier this year. The Planning Commission spent several meetings discussing possible uses along with other general considerations when looking at the space such as: seating, ADA accessibility, park access, plantings, potential funding opportunities, event space potential, storm water educational opportunities, as well as limitations since the Tannery Run culvert is below the property and a portion is in the floodplain.

The Montgomery County Planner has provided photographs of other small park-like sites in the area – some larger than the Borough lot which is approximately 10,000 square feet. The County Planner has provided the attached two concept ideas for this site at the November meeting. The Planning Commission is looking for some feedback from Council.

Some ideas include:

- Sitting Wall
- Stationary and movable furniture – seating and tables
- Greenery and landscaping
- Multi-use, year-round space – Parades, events, beer festivals, concerts, recitals
- Rain Garden/water feature
- Flag Poles
- Dedicated Bricks
- Monument/Memorial/meaningful statuary
- Porous pavers

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

**From:** Scott Miller [<mailto:scott@millerpurdy.com>]  
**Sent:** Tuesday, November 22, 2016 10:26 AM  
**To:** Mary Aversa  
**Cc:** 'Thomas Keenan'; [townplan411@gmail.com](mailto:townplan411@gmail.com)  
**Subject:** Pickering Field

Hi Mary,

I wanted to get you the info on Pickering work. Below is the breakdown on items / cost of needed projects. We are not asking for "everything", but wanted to give you the complete numbers so we may figure it out together. Phases?

My email is not working well. If you respond, please reply all, as I have copied an alternative email for me.

Thanks

(1) Irrigation system for (4) fields and surrounding complex: \$32,000

(2) Porous safety surface for (8) dugouts and batter warm up area:  
\$13,200 per field (2) dugouts or \$6,100 per dugout - (Assumes 300 sf per dug out area)  
\$52,800 total for (4) fields.

AJB will try to find a way to cover the below costs at some point...similar to Pen-Ambler field

(A) Labor, equipment, trucking to prepare each (1) field including adding and mixing/blending field mix and pro drainage mix, edging existing turf grass, mound prep/repair, install base pins, aerating/thatching field, top dressing, seeding and fertilizing. Weed control application.  
\$13,750 per field

(A1) Materials infield mix, pro drainage mix, (4) loads top dress, seed, fertilizer, weed control application, pins and concrete and disposal of waste:  
\$6,850 per field

Excludes fence/backstop repair, backstop fabric, equipment boxes, batting cage area, etc.

Scott Miller, President AJB

Ambler Junior Baseball and Softball  
P.O. Box 8  
Ambler, PA 19002  
[www.amblerjuniorbaseball.com](http://www.amblerjuniorbaseball.com)

## **Salary & Personnel Committee**

Tuesday, December 6, 2016

Mr. Zaccone, Chairperson

Mr. Curtis

Mrs. Deininger

Mr. De Ruosi

### **OLD BUSINESS**

#### **1. HUMAN RELATIONS COMMISSION**

Resumes are requested for consideration in appointment to the Human Relations Commission.

### **NEW BUSINESS**

#### **1. COMMITTEE, COMMISSION & BOARD APPOINTMENTS**

Resumes are being accepted for open positions. Appointed volunteer terms that will expire December 31, 2016 include:

- Vacancy Board (1 year term) – one seat
- Planning Commission (4 year term) – one seat
- Zoning Hearing Board (3 year term) – one seat
- Appeals Board (3 year term) – vacancy – one seat
- Environmental Advisory Council (3 year term) – two seats + two vacancies (total 4 seats)
- Human Relations Commission (3 year term) – NEW - 5 seats + 1 alternate seat
- Civil Service Commission (6 year term) – vacancy - one seat (balance of term ending 2017)
- Community Ambulance Assoc. of Ambler – vacancy- one seat

#### **2. ZONING HEARING BOARD ALTERNATE**

**Attached** is a letter of interest from Mr. Stan Moyer for consideration in the Zoning Hearing Board as an alternate.

#### **3. EXECUTIVE SESSION**

**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**