



BOROUGH OF AMBLER

COMMITTEE MEETING

June 7, 2016

7:30pm

6:30 Wissahickon Valley Watershed Presentation

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

Public Safety Committee

Tuesday, June 7, 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**.

2. **MATTISON AVENUE - EUCLID AVENUES-**

The **attached** Ordinance making Mattison Avenue one way and Euclid Avenue restricted to local access only during peak travel times will be advertised for adoption.

AMBLER BOROUGH

MONTGOMERY COUNTY, PA

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING CHAPTER 15 OF THE CODIFIED ORDINANCES AT SECTIONS 15-207 (ONE WAY TRAFFIC) AND 15-221 (TURNING RESTRICTIONS AT CERTAIN TIMES) TO MAKE MATTISON AVENUE A ONE WAY STREET AND TO RESTRICT EUCLID AVENUE TO LOCAL TRAFFIC.

WHEREAS, in order to keep the Borough traffic regulations responsive to the needs of the public as the situation warrants, and in response to proposed development in neighboring Upper Dublin Township that could have a great impact on motor vehicle traffic within the Borough (such development to take place on the opposite side of the Borough's Bethlehem Pike boundary), Chapter 15 of the codified ordinances is amended as follows:

1. 15-207, "One Way Streets Established", shall be modified by the addition of the following street to the existing list:

Street	From	To	Direction of Travel
Mattison	Park Ave	Bethlehem Pike	North/East

2. 15-221, "Turning Restrictions", shall be modified by adding a new section "1.A" called "Local Traffic Only" and which shall read as follows:

The following streets are restricted to local traffic only (Borough residents or persons traveling to a destination within the Borough) during the hours listed:

Street	Hours in Effect
Euclid Ave	7:00-9:00 a.m; 4:00-6:00 p.m.

The remainder of the Ordinance remains in full force and effect, unaffected by these amendments. Effective upon adoption.

SO ORDAINED this ____ day of _____, 2016.

Salvatore Pasceri, Council President

ATTEST: _____
Mary Aversa, Secretary

APPROVED: _____
Jeanne Sorg, Mayor

Parks & Recreation Committee

Tuesday, June 7, 2016
Mr. DeRuosi, Chairperson
Mrs. Deininger
Ms. Hertz

OLD BUSINESS

NEW BUSINESS

1. **EDGEWOOD PRESERVE**

The purchase of the Edgewood property is complete.

2. **PARK SIGNAGE**

Staff is looking into repairing or replacing the Knight Park sign and the Borough Park sign.

Public Utilities Committee

Tuesday, June 7, 2016
Mr. Pasceri, Chairperson
Mr. Curtis
Mr. Zaccone

OLD BUSINESS:

1. T-8 GRAVITY THICKENER

The Engineer is preparing a request for proposal for the reconditioning of the T-8 Gravity Thickener.

NEW BUSINESS

1. BOROUGH ENGINEER REPORT

The Engineer's report will be provided and the supervisors report is **attached**.

2. VERIZON MONOPOLE

See **attached** plans for the Verizon Monopole to be placed on the Borough Hall Property. The pole will be built at the expense of Verizon and the Borough will maintain ownership and allow rental space to additional carriers. Todd Bettenhausen will be present to answer any questions and a proposal will be provided.

3. WELL 14 – EMERGENCY REHABILITATION & PUMP REPLACEMENT

Emergency rehabilitation and pump rebuild at Ambler Well 14. Pump is 7 years old. Budgetary cost for well TV inspection, redevelopment & cleaning; pump removal, repairs/replacement & reinstallation: \$55,075. Well 14 produces 225 gallons per minute (gpm).

4. LOCH ALSH AUTOMATIC ELECTRIC OPERATIVE VALVE

The automatic electric operative valve at Loch Alsh Reservoir has been installed and successfully tested by Allied Controls. This new safety feature gauges the depth of the reservoir and will enable automatic lowering of the reservoir depth as needed during storm events. The valve operates with the new SCADA system.

5. VALVE REPLACEMENT PROJECTS

Water Department has replaced a 10-inch valve at Butler Ave. & Lindenwold. Additional valve replacement projects will be scheduled in 2016.

6. INFLUENT- EFFLUENT METER

The WWTP is getting quotes for influent and effluent metering at the plant.



VIA EMAIL ONLY

June 6, 2016

Ms. Mary Aversa
Borough of Ambler – Borough Manager
131 Rosemary Avenue
Ambler, PA 19002

**RE: Cellco Partnership d/b/a Verizon Wireless
Proposal for the Installation of New Wireless Facility**

**Located on the Borough of Ambler Property
131 Rosemary Avenue, Ambler, PA 19002**

Dear Mary:

First, I wish to thank you for your patience during all this investigation we have been doing with the Borough of Ambler, trying to find the best location possible for the new proposed Verizon Wireless Cell Site.

As we discussed on many occasions, Verizon Wireless is interested in enhancing its wireless service in and around the Borough of Ambler. As such, we have identified the new Borough Hall Location at 131 Rosemary Avenue as a location for a new cell site.

Proposal Summary

Verizon Wireless would like to lease approximately a 24 'x 28' location (672 sf) area as shown in the picture below and also depicted on the attached Proposed Lease Exhibits that are attached at the back of this proposal.





Verizon Wireless would build the base of a 130' monopole up to 100' at this time for the Borough of Ambler.

- Top of monopole would be 100'
- A 5' lightning rod would be added to the top, bringing the total height to 105'
- Verizon Wireless would mount its antennas at the 95' center line
- Verizon Wireless would purchase, and install two (2) antennas for the Borough of Ambler along with 7/8" cable as requested by Mr. Andy Smith of Scott Communications
 - The Borough Antennas would be mounted at the 71'5" height and the 54' height as specified by Mr. Andy Smith.
- NOTE: Once the monopole was completed, the Borough of Ambler would take possession via a "Bill of Sale" of the monopole and be responsible for all future maintenance and future installations by future wireless carriers as well as all the future revenue for such future co-location.

Verizon Wireless would need to bring in extra power service for the new monopole at its sole cost and expense.

Verizon Wireless would need to bring in new telephone/fiber service for the new monopole at its sole cost and expense.

Verizon Wireless would need to work with the Gas Company to install a new gas meter and new gas service for its emergency generator at its sole cost and expense.

Financial Consideration for the above:

- Due to the nature of the capital being expended by Verizon Wireless to build the monopole and install the antennas for the Borough of Ambler, Verizon Wireless is considering to withhold rental payments to the Borough of Amber till the capital dollar value is recouped.
- The current budgeted amount that Verizon Wireless will expend is projected to be \$138,800.
 - Of that total cost \$125,000 is the costs for the monopole (foundation, steel, erection and installation)
 - The additional \$13,800 is budgeted for the Borough of Ambler's installation of antennas, mounts and lines.
 - Once Verizon Wireless has recouped the capital expended, then Verizon Wireless would start paying rent to the Borough of Ambler at an amount of Twenty Four Thousand Dollars (\$24,000) per year, paid in monthly installments. This amount equates to Two Thousand Dollars (\$2,000) per month.
 - The initial term of the Agreement will be triggered by the date which is the first day of the month following receipt of all our necessary governmental permits including our local building permit and our local electrical permit and our Pennsylvania State Historic Preservation Office Permit (whichever is later)
- Annual increases in rental compensation would be at two (2%), year over year during the life of the lease.



Eagle River Consulting

60 Cedar Hill Lane, Media PA 19063

Mobile: 610-256-1170

Fax: 443-247-2607

- Additionally, Verizon Wireless will pay you a one-time signing bonus payment of Five Thousand Dollars (\$5,000) for you to sign our lease agreement. Such payment will be paid within ninety (90) days of full execution of the lease agreement by both parties.

In addition to the above, the following will apply for this project:

- All drawings/plans would be reviewed and approved by the Borough of Ambler prior to any construction.
- Verizon Wireless also recognizes that there may be necessary Planning Board Meetings, Zoning Approval and approvals of the Borough of Ambler that would be needed before this project started. Verizon Wireless would pay for all such meetings at its sole cost and expense.

Also for the above project, Verizon Wireless would enter into a long term lease agreement with the Borough of Ambler that would be mutually agreeable by both parties. Some basic provisions/terms of the contract would be:

- Initial term of five (5) years with four (4) additional five (5) year terms.
- Verizon Wireless would need 24/7 access to our facility.
- Verizon Wireless would obtain all necessary governmental approvals at our cost.

In addition to what I had previously mentioned, Verizon Wireless would need to satisfy its corporate due diligence requirements by completing a title report and performing an Environmental Phase 1 Report on all the properties, and obtaining the Pennsylvania State Historic Preservation Office approval as well as any other necessary governmental approvals.

On behalf of Verizon Wireless, we thank you for your time and willingness to consider working with us to enhance Verizon Wireless' coverage to its subscribers and we look forward to continuing our great working relationship with the Borough of Ambler.

Should you have any questions, please feel free to call me at any time. I can be reached on cell at 610-256-1170.

Sincerely,

Todd W. Bettenhausen
On behalf of Verizon Wireless

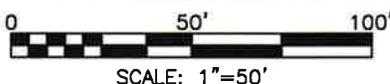
cc: Mr. Duncan Masemore, Verizon Wireless, Harrisburg, PA (via email only)
Ms. Elizabeth Russell, Borough of Ambler, Ambler, PA (via email only)

We accept and approve of the Proposal Letter: _____
Mary Aversa – for Borough of Ambler Date

NOTE:
BOROUGH OF
AMBLER WILL OWN
AND MAINTAIN THIS
MONOPOLE



REV.	DATE	DESCRIPTION
1	12/7/15	PER VERIZON WIRELESS
2	5/3/16	PER BOROUGH OF AMBLER MEETING
3	5/31/16	PER VERIZON WIRELESS REVIEW



PHI MAPLE WAY CELL SITE AMBLER BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA		
SITE ADDRESS: 131 ROSEMARY AVENUE, AMBLER, PA 19002 (PARCEL 01-011-001)		
 CMC ENGINEERING <small>CONSULTING ENGINEERS, PLANNERS, SURVEYORS & INSPECTORS</small> <small>P.O. Box 958, Kimberton, PA 19442</small> <small>Phone (610) 983-9200 Fax (610) 983-9202</small>	DATE: 6/8/15 SCALE: 1"=30' AUTOCADD: G.L.M. CHECKED: K.V.F. PROJ. MGR: K.V.F. PROJ: 1004-14-314-PA	EXHIBIT A
	SHEET: 1 OF 2	DWG NO. LE-1

M:\BAM-VERIZON\Phi-Maple Way\New Lease Exhibits\1-Exhibit A(Google) LE-1.dwg

NOTE:
BOROUGH OF AMBLER
WILL OWN AND
MAINTAIN THIS
MONOPOLE



PROPOSED OVERHEAD
UTILITY TO UP #72272
BY CELCO PARTNERSHIP

PROPOSED 10'
UTILITY EASEMENT
(SAW CUT PARKING LOT
FOR TELCO/POWER)
BY CELCO PARTNERSHIP

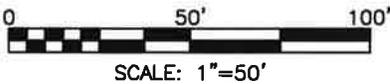
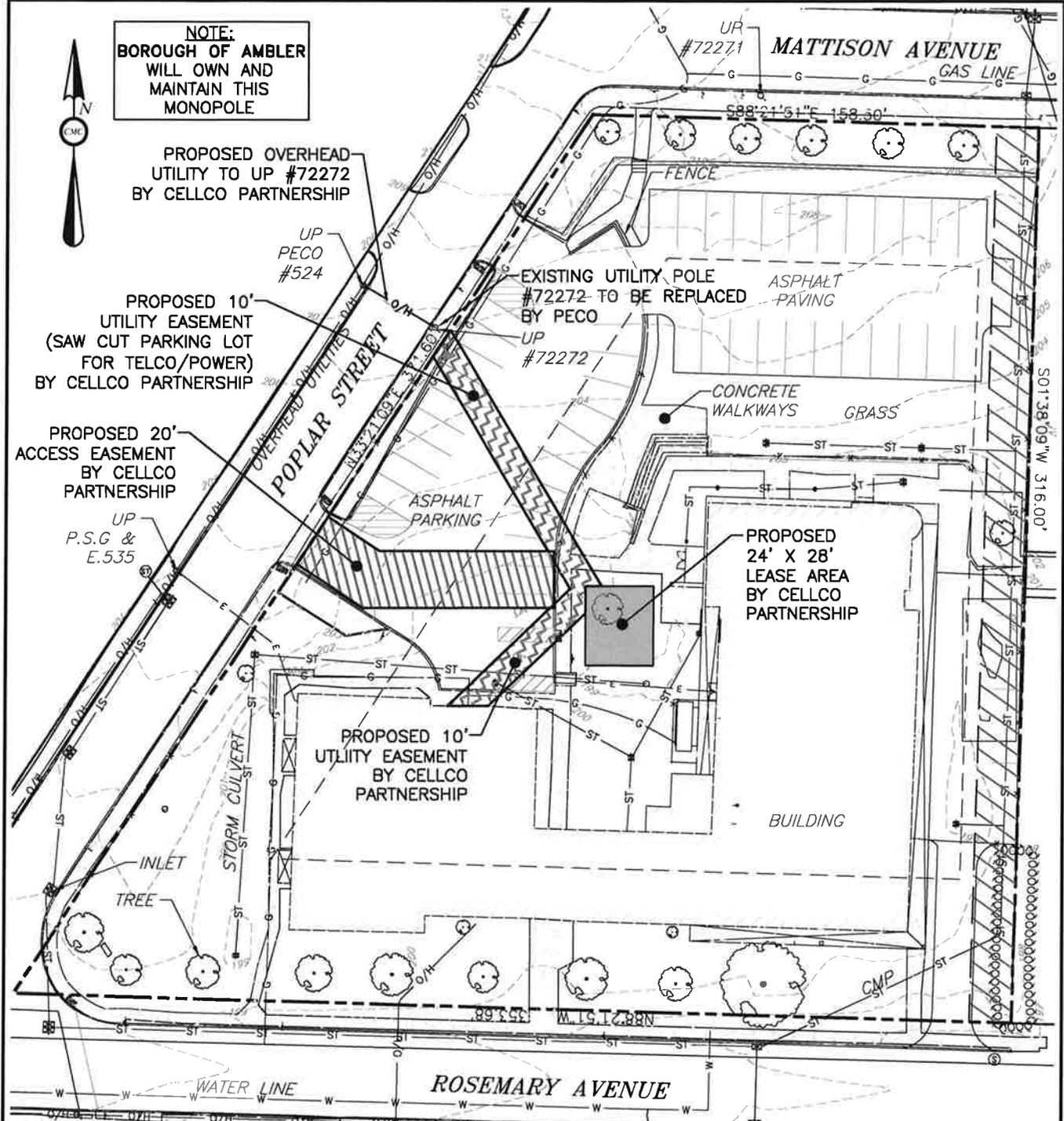
PROPOSED 20'
ACCESS EASEMENT
BY CELCO
PARTNERSHIP

UP
P.S.G &
E.535

PROPOSED 10'
UTILITY EASEMENT
BY CELCO
PARTNERSHIP

PROPOSED
24' X 28'
LEASE AREA
BY CELCO
PARTNERSHIP

EXISTING UTILITY POLE
#72272 TO BE REPLACED
BY PECO
UP
#72272



REV.	DATE	DESCRIPTION
1	12/7/15	PER VERIZON WIRELESS
2	5/3/16	PER BOROUGH OF AMBLER MEETING
3	5/31/16	PER VERIZON WIRELESS REVIEW

PHI MAPLE WAY CELL SITE
AMBLER BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

SITE ADDRESS:
131 ROSEMARY AVENUE, AMBLER, PA 19002 (PARCEL 01-011-001)

DATE: 6/8/16
SCALE: 1"=50'
AUTOCAD: Q.L.M.
CHECKED: K.V.F.
PRDL MBR: K.V.F.
PRDL: 1004-14-314-PA

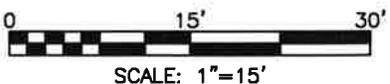
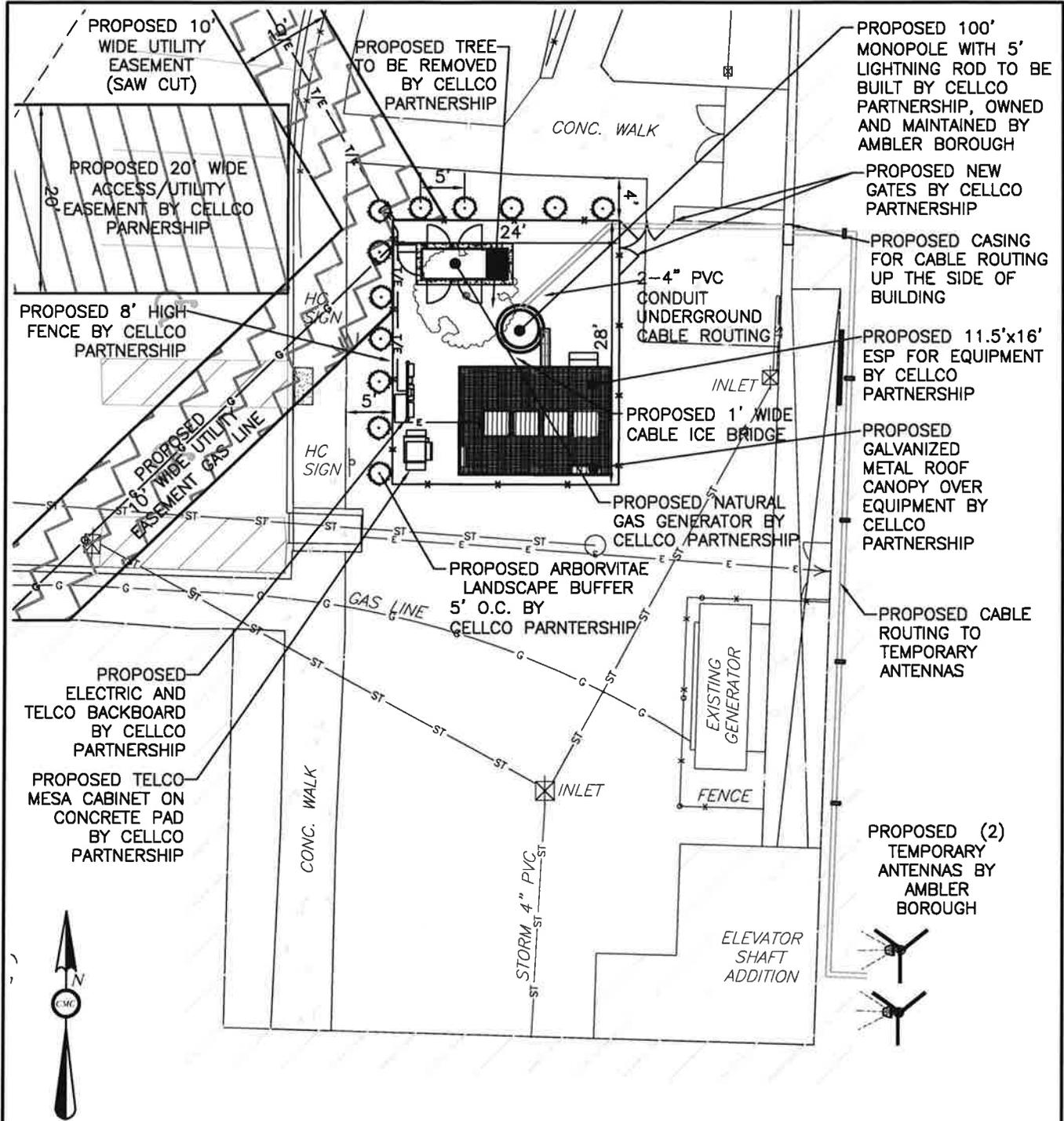
**SITE
EXHIBIT**

CMC ENGINEERING
CONSULTING ENGINEERS, PLANNERS, SUPERVISORS & INSPECTORS
P.O. Box 958, Kimberton, PA 19442
Phone (610) 985-9200 Fax (610) 985-9202

SHEET:
2 OF 2

DWG NO.
LE-2

M:\BAM-VERIZON\PHI-Maple Way\NEW Lease Exhibits\Site Exhibit (Site Lease) LE-2.dwg



REV.	DATE	DESCRIPTION
1	12/7/15	PER VERIZON WIRELESS
2	5/3/16	PER BOROUGH OF AMBLER MEETING
3	5/31/16	PER VERIZON WIRELESS REVIEW

PHI MAPLE WAY CELL SITE
AMBLER BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

SITE ADDRESS:
 (13) ROSEMARY AVENUE, AMBLER, PA 19002 (PARCEL 01-011-001)

CMC ENGINEERING
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS & INSPECTORS
 P.O. Box 958, Kimberton, PA 19442
 Phone (610) 983-9200 Fax (610) 983-9202

DATE: 6/8/16
 SCALE: 1"=15'
 AUTOCAD: GJM
 CHECKED: K.V.F.
 PROJ. MGR: K.V.F.
 PRD: 1004-14-314-PA

SITE SKETCH

SHEET:
 1 OF 1

DWG NO.
 SK-1

NOTE: BASE OF MONOPOLE TO BE BUILT FOR A 130' HIGH MONOPOLE TO ALLOW FOR FUTURE COLOCATORS

PROPOSED CENTERLINE OF CELLCO PARTNERSHIP ANTENNA @ 95' A.G.L.

TOP OF PROPOSED (14.5' HIGH) BOROUGH ANTENNA @ 86' A.G.L.

BOTTOM OF PROPOSED BOROUGH ANTENNA @ 71.5' A.G.L.

NOTE: ALL TWO(2) BOROUGH ANTENNAS WILL USE 3' SIDE ARMS AND 7/8" COAX

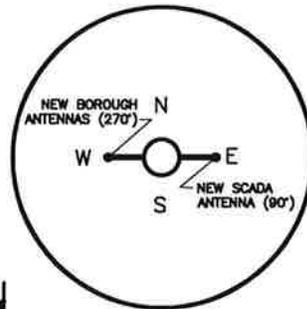
NOTE: CELLCO PARTNERSHIP WILL BUILD THE PROPOSED MONOPOLE FOR AMBLER BOROUGH. HOWEVER, AMBLER BOROUGH WILL OWN AND MAINTAIN THE MONOPOLE UPON COMPLETION OF CONSTRUCTION.

TOP OF PROPOSED LIGHTNING ROD @ 105' A.G.L.

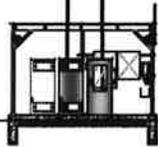
TOP OF PROPOSED MONOPOLE @ 100' A.G.L.

TOP OF PROPOSED (17' HIGH) SCADA ANTENNA 71' A.G.L.

BOTTOM OF PROPOSED SCADA/POLICE ANTENNA @ 54' A.G.L.



TOP VIEW



SECTION VIEW

REV.	DATE	DESCRIPTION
1	12/7/15	PER VERIZON WIRELESS
2	5/3/16	PER BOROUGH OF AMBLER MEETING
3	5/31/16	PER VERIZON WIRELESS REVIEW

PHI MAPLE WAY CELL SITE
 AMBLER BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

SITE ADDRESS:
 131 ROSEMARY AVENUE, AMBLER, PA 19002 (PARCEL 01-01-001)

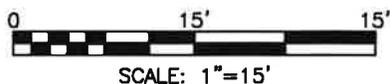
DATE: 6/8/16
 SCALE: 1"=15'
 AUTOCADD: G.L.M.
 CHECKED: K.V.F.
 PROJ. MGR: K.V.F.
 PROJ: 1004-14-314-PA

ELEVATION SKETCH PLAN

CMC ENGINEERING
 CONSULTING ENGINEERS, PLANNING, SURVEYORS & INSPECTORS
 P.O. Box 958, Kimberton, PA, 19442
 Phone (610) 953-9200 Fax (610) 953-9202

SHEET:
 1 OF 1

DWG NO.
 SK-2



SCALE: 1"=15'

M:\BAM-VERIZON\PHI-Maple Way\NEW Lease Exhibits\4 - Elevation Sketch SK-2.dwg

Finance & Planning Committee

Tuesday, June 7, 2016
Mr. Sheward, Chairperson
Mr. DeRuosi
Ms. Tomlinson

OLD BUSINESS

1. ROSE VALLEY CREEK ORDINANCES

An Ordinance repealing the Riparian Buffer Ordinance #1095 will be advertised for consideration. The SALDO planting requirements Ordinance #1096 – has been tabled

NEW BUSINESS

1. BOROUGH ENGINEER'S REPORT

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

2. TMDL - WISSAHICKON VALLEY WATERSHED PRESENTATION

Rick Collier from the Wissahickon Valley Watershed will give a presentation and cover the TMDL, (Total Maximum Daily Load) Alternative TMDL and the proposed Inter Governmental Agreement (IGA) in laymen terms.

Jim Dougherty will also be in attendance to give a summary on the Municipal Storm water portion.

3. BOROUGH GYM RENOVATIONS

Staff will provide options for renovations of the gym at the Council meeting.

4. 2016 STREET PAVING

A recommendation for paving projects will be provided.

AMBLER BOROUGH
ORDINANCE NUMBER _____

AN ORDINANCE REPEALING ORDINANCE 1095 IN ITS ENTIRETY. ORDINANCE 1095 CREATED A RIPARIAN BUFFER ZONE ALONG THE ROSE VALLEY CREEK AND PLACED LIMITATIONS ON ACTIVITIES WITHIN SUCH ZONE.

WHEREAS, Ordinance 1095 was adopted by vote of Borough Council on May 3, 2016 (tie vote of 4-4, one absent, Mayor voting to adopt), and

WHEREAS, after the vote, a member of Council expressed confusion whether the adoption of the ordinance was compelled by various requirements imposed under the MS4 stormwater program, and

WHEREAS, thereafter, a motion was duly made by a member of Council who was on the prevailing side of the original vote to advertise an ordinance repealing the original ordinance, seconded, and vote taken to reconsider the ordinance

NOW THEREFORE, upon further consideration of Ordinance 1095, Ordinance 1095 is repealed in its entirety, effective immediately.

SO ORDAINED this ____ day of _____, 2016

Salvatore Pasceri, President

ATTEST: _____
Mary Aversa, Secretary

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
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.
2006-08054	Pedestrian Sidewalk Upgrade Program	Plan revision underway for resubmission to DVRPC. E&S Plan to be submitted to MCCD for adequacy review. Anticipate letting Fall 2016.
2011-01116-01	Glen Mawr Homes-Edgewood SD	Review of Lot 15, Edgewood Dr provided 5/5/16.
2011-05036	Bottom Dollar-Site	Construction complete. Punch list items to be addressed. TCO issued LOMR-F approved, tentative effective date 4/3/15.
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 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 to be submitted to PennDOT Municipal Services (Liquid Fuels)
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	Meetings with PennDOT, Developer & Ambler held 3/2/15 & 9/15/15. TIS review provided 6/11/15.
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.
2016-03049	2016 Ambler Borough CDBG Application	CDBG application submitted 4/15/2016. Sidewalk along Bethlehem Pk between Valley Brook and Fairview.
2016-03049-01	Ambler MontCo2040 Grant Application	Preparation of Application underway
2016-05051	Ambler Borough 2016 Paving Program	Roads to be included to be finalized prior to advertisement.
Sewer Engineer		
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.
2015-03058	2015 CDBG Application	CDBG application for sanitary sewer rehabilitation reviewed by Montgomery County. Verbal notice of \$41,126 grant received. Environmental review process prior to grant issuance underway
2016-01050	Ambler Borough General Sewer Services	On-going
Water Engineer		

AMBLER BOROUGH

Status

Project No.	Project Name	Status
2013-02020-02	Ambler Crossings - Water	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.
2015-02008	Montgomery County Houston Road Antennae Modifications	Antennae work completed. Antennae alignment and site restoration still required.
2015-05095	Well 8 Chlorine Contact Tank	Notice of award to Zimmerman Environmental, LLC issued by letter dated 5/9/16. Working with PADEP to resolve last minute permit questions.
2015-05096	John's Lane Water Main Replacement	Water main installation completed and in service. Paving restoration completed.
2015-10079	Marion Avenue Water Main Replacement	Water main installation completed and in service. Paving restoration completed.
2015-10081	Houston Rd Verizon Antennae Modification	Plans for replacement and modification of antennae array reviewed and approved. Awaiting start of installation work.
2016-01049	Ambler Borough General Water Services	On-going
2016-01184	Water Main Extension to BoRit Site	Sketch of proposed water extension sent to Borough on February 23, 2016.
2016-02078	Broad Axe Tank-AT&T Antennae Modifications	First plan review and approval issued by letter dated 5/13/16.
2016-03036	Houston Road Tank-AT&T Antennae Modifications	First plan review and approval issued by letter dated 5/17/16.
2016-04009	Maple Ave Water Main Replacement	Field survey completed. Awaiting further direction from Water Superintendent.
2016-04074	Water System Sampling Plan	Updated Total Coliform Sample Siting Plan submitted to PADEP 4/29/16. Preparation of Long Term (LT2) Cryptosporidium Sampling Plan underway.

Salary & Personnel Committee

Tuesday, June 7, 2016

Mr. Zaccone, Chairperson

Mr. Curtis

Mrs. Deininger

Mr. De Ruosi

OLD BUSINESS

NEW BUSINESS

1. **EAC VACANCY**

Mr. Ben Bergman has requested appointment to the vacant EAC position. (**resume-attached**)