

PERKASIE BOROUGH COUNCIL

Agenda for Council Re-organization Meeting of January 2, 2024

1. Meeting Convenes at 7:00 PM Council Meeting Room
2. Presentation of Certificates of Election
3. Administration of Oath of Office to Newly Elected Officials
4. Election of Officers
 - A. Nominations for Borough Council President
 - B. Nominations for Borough Council Vice President
5. Adjournment

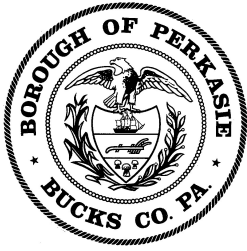
Agenda for Council Committee Meeting of January 2, 2024

1. Meeting Convenes at 7:00PM – Council Meeting Room
2. Invocation and Pledge of Allegiance – Mayor Hollenbach
3. Attendance
4. Public Forum
5. President’s Remarks
6. Public Works Committee Meeting:
 - A. Consider Road Program for 2024
7. Public Utility Committee Meeting:
 - A. Perkasio Wholesale Power Cost Monthly Report
8. Planning and Zoning Committee Meeting:
 - A. Consider Resolution #2024-1 – Dedication of Cedar Ridge Estates
 - B. Request for Qualifications – Third-Party Inspection Services
9. Park and Recreation Committee Meeting:
10. Personnel and Policy Committee Meeting:
 - A. Consider Hiring of Accounting & Municipal Permits Clerk
 - B. Consider Promotion to Assistant Borough Manager
11. Finance Committee Meeting:
 - A. Consider Resolution #2024-2 – Cedar Ridge Escrow Release #15
 - B. Consider Recycling Contract Extension – Hough Associates
12. Economic Development Committee Meeting:
13. Public Safety Committee Meeting:
14. Historical Committee Meeting:
15. Youth Councilor Report
16. Other Business
17. Public Forum
18. Press Forum
19. Executive Session
20. Adjournment

Next Meeting: *Tuesday, January 16, 2024 – 7:00 PM*

Perkasie Borough Council agendas are available via e-mail in advance of the meetings. Please send any agenda requests to: admin@perkasieborough.org. The agendas are also available on our website at www.perkasieborough.org.

As of the October 3, 2022 meeting, Perkasie Borough Council meeting packets are now available on our website at www.perkasieborough.org.



BOROUGH OF PERKASIO

MEMORANDUM

DATE: December 21, 2023

TO: Andrea Coaxum, Borough Manager
Borough Council
Mayor Hollenbach
Rebecca Deemer, Finance Director

FROM: Jeffrey Tulone, Public Works Director
Jeffrey Tulone

RE: Road Plan for 2024

Recently, I met with the Borough Manager and Engineer concerning the upcoming Road Plan for 2024. After discussing possible roads for inclusion in this year's plan, we would like to present the following Road Plan for the upcoming year.

Our budget for 2024 is as follows:

Liquid Fuels Fund 2024	\$246,532.00
Dedicated Road Tax	\$281,706.00
Total Funds Available	\$528,238.00

Based on the Engineers Opinion of Probable Cost [EOPC] the following roads are being put forth for consideration by Council.

Base Bid

- **Blooming Glen Drive Ridge Road to 5th Street** – a condition 3 with a road volume of a 5
Cost \$283,008 (to include new striping proposed by Gilmore & Associates)
- **8th Street from 124 8th Street to Race Street** – a condition 5 with a road volume of 4
Cost \$41,874
- **Pine Street from 8th Street to 9th Street including Updated Handicap Parking Spots at the Police Station** – a condition 3.5 with a road volume 3
Cost \$42,928.40

- **S. 8th Street From Pine Street to Park Ave.** – a condition of 3.5 with a volume of a 1
Cost \$49,690.80
- **N. 5th Street Storm Sewer System** – this is to upgrade the storm sewer system that is on N. 5th Street before Penn Dot does their road work in 2025
Cost \$110,055

Total Projected Cost \$527,556.20

At this time, we are recommending that Council approve the 2024 Road Plan as presented and approve the releasing of the bid documents as to ensure best pricing for the project.

Borough of Perkasio

Calendar Year 2023

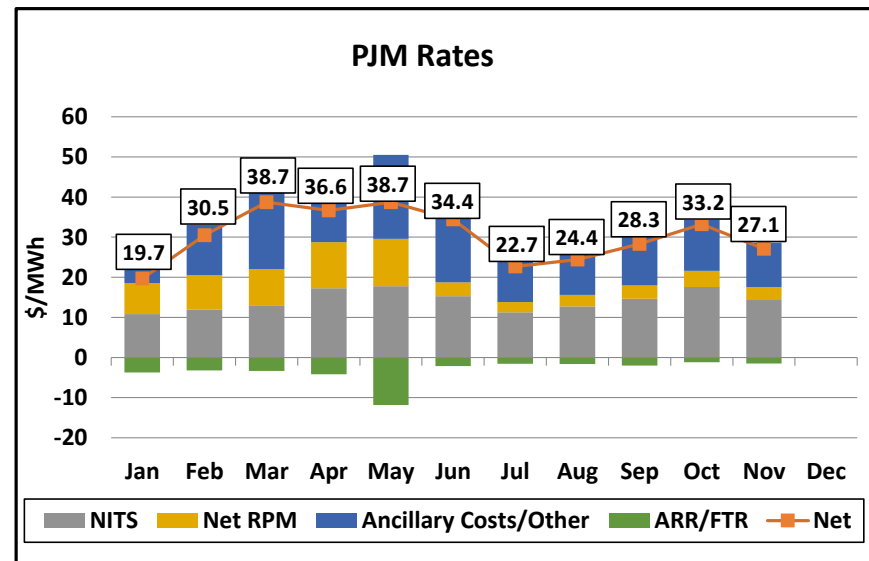
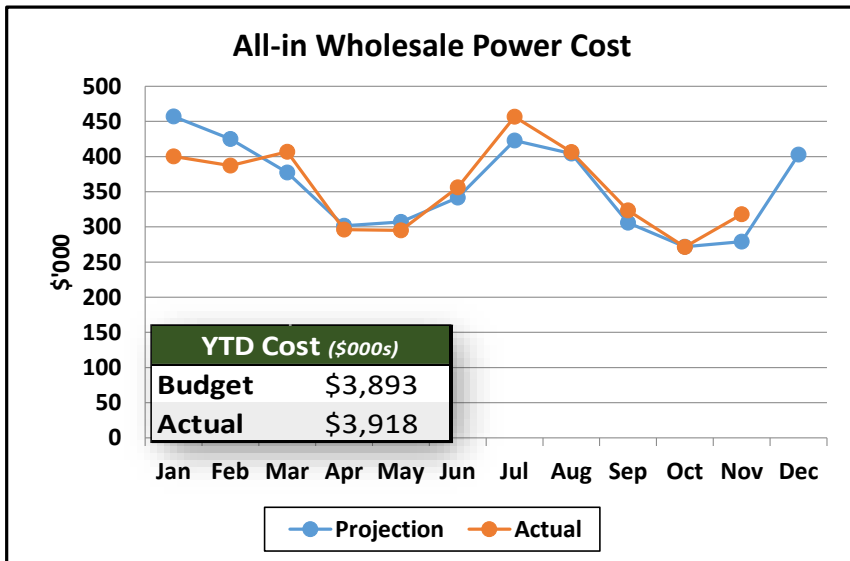
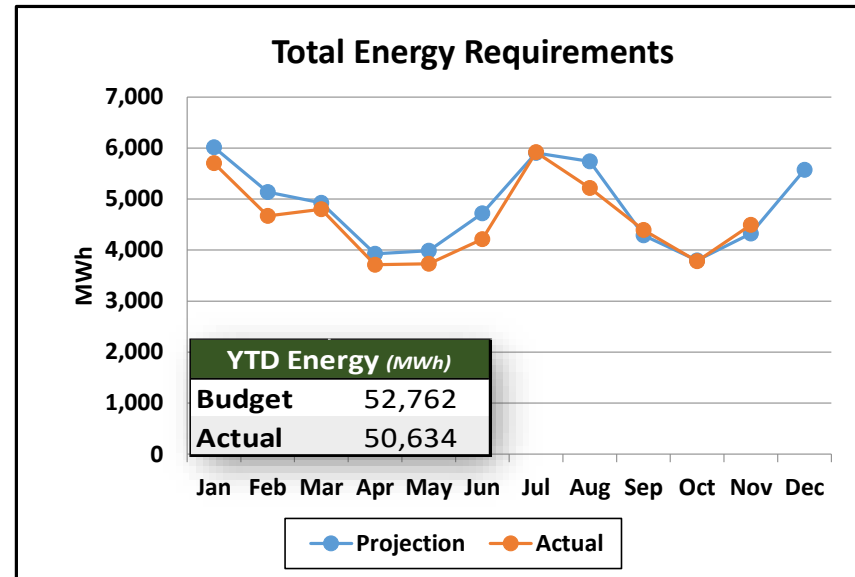
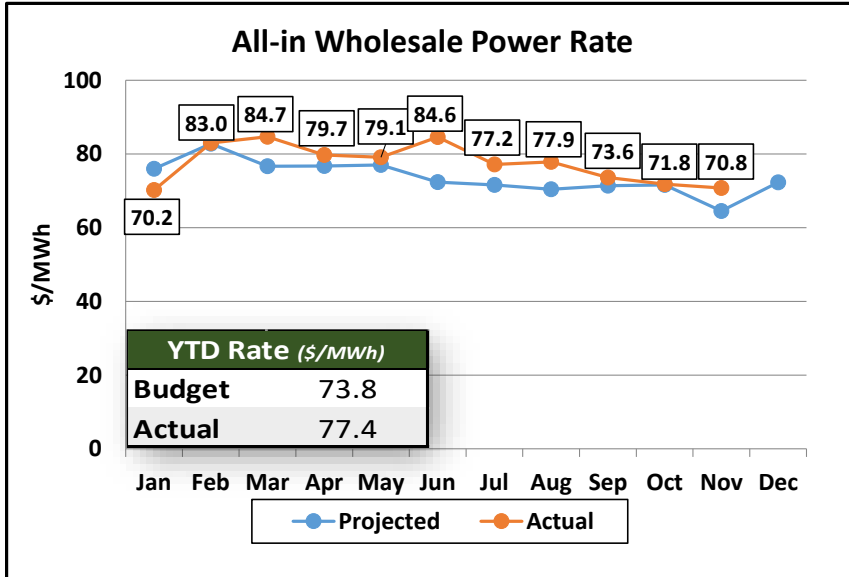


Wholesale Power Cost Summary

November 2023



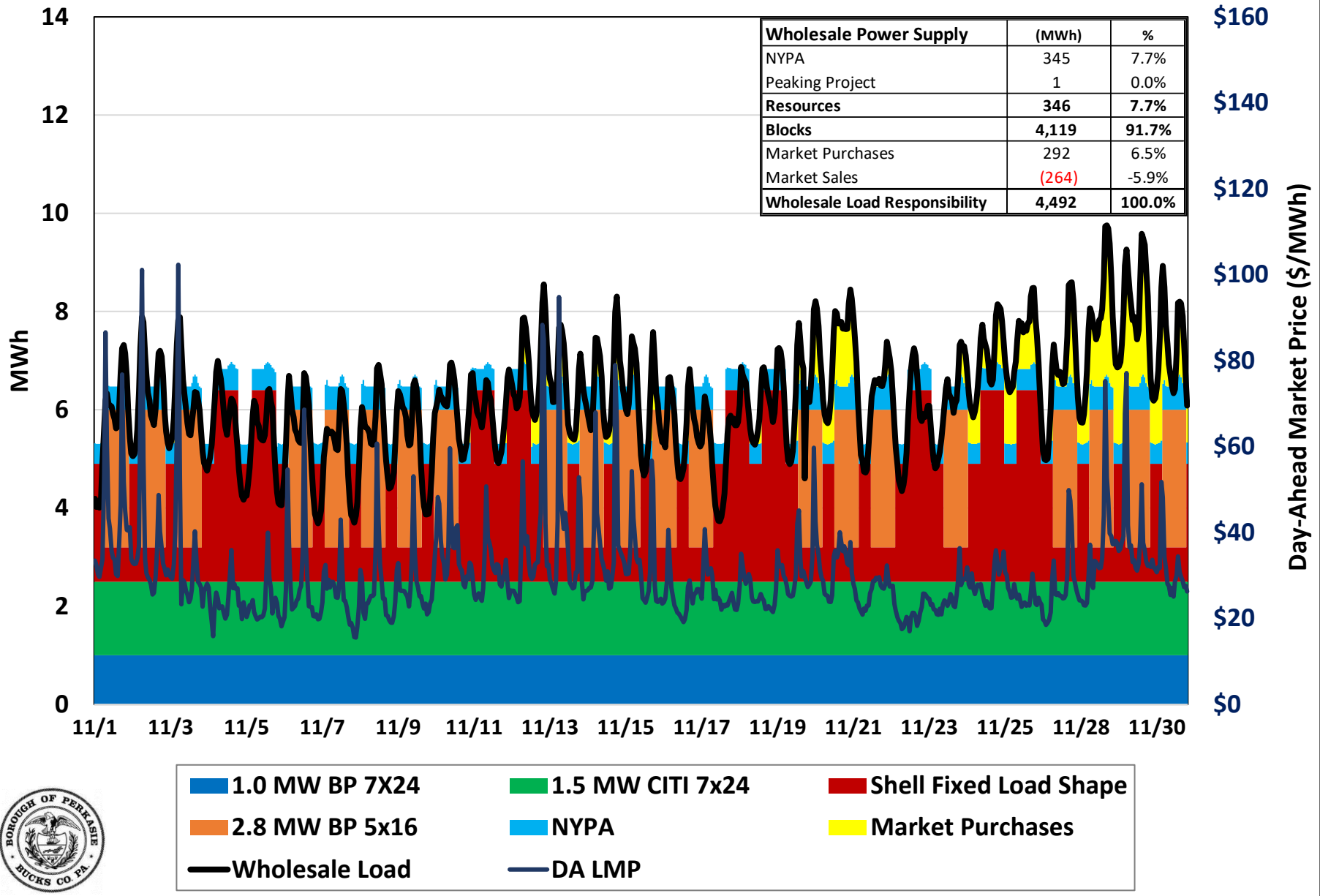
2023 Year to Date Wholesale Power Summary



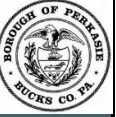
1/ Excludes PJM Market Interaction Costs

2/ Net RPM is capacity load costs less capacity generation credits

Hourly Perkasio Load Wholesale Power Supply



Borough of Perkasio



2023 Year to Date Summary

All-In Rate Summary

	Resource Cost ¹		Purchased Blocks ¹		Market Purchases ¹		Market Sales ¹		Total Energy Cost		PJM Cost ²		Miscellaneous Costs ³		All-In Rate ⁴		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)
Jan-23	\$21.45	\$32.51	\$50.23	\$48.50	\$145.77	\$40.41	\$116.08	\$28.66	\$51.46	\$49.18	\$22.97	\$19.67	\$1.53	\$1.35	\$75.96	\$70.20	(5.76)
Feb-23	\$21.82	\$43.10	\$48.23	\$47.83	\$158.35	\$66.23	\$73.41	\$20.62	\$54.41	\$50.99	\$26.82	\$30.46	\$1.56	\$1.51	\$82.79	\$82.96	0.18
Mar-23	\$23.85	\$25.20	\$45.59	\$44.95	\$90.90	\$32.67	\$62.78	\$21.14	\$47.14	\$44.41	\$27.94	\$38.71	\$1.56	\$1.56	\$76.65	\$84.68	8.04
Apr-23	\$24.78	\$22.09	\$40.48	\$41.64	\$58.45	\$30.99	\$48.86	\$20.86	\$40.26	\$41.09	\$34.89	\$36.65	\$1.61	\$1.99	\$76.77	\$79.73	2.96
May-23	\$24.22	\$22.96	\$40.17	\$38.78	\$66.79	\$28.56	\$44.29	\$19.36	\$41.01	\$38.45	\$34.39	\$38.70	\$1.61	\$1.94	\$77.01	\$79.10	2.09
Jun-23	\$25.55	\$19.95	\$45.76	\$45.39	\$74.46	\$33.59	\$43.82	\$18.19	\$46.91	\$47.78	\$23.84	\$34.44	\$1.58	\$2.34	\$72.33	\$84.56	12.23
Jul-23	\$24.93	\$25.46	\$49.38	\$51.01	\$83.40	\$56.60	\$47.39	\$12.74	\$50.86	\$53.11	\$19.18	\$22.68	\$1.54	\$1.36	\$71.58	\$77.15	5.57
Aug-23	\$25.15	\$20.48	\$47.68	\$49.19	\$81.98	\$29.99	\$46.49	\$16.34	\$49.17	\$51.85	\$19.72	\$24.39	\$1.54	\$1.61	\$70.43	\$77.85	7.43
Sep-23	\$25.93	\$25.24	\$42.80	\$44.19	\$63.07	\$32.88	\$44.86	\$14.41	\$43.56	\$43.72	\$26.20	\$28.31	\$1.60	\$1.59	\$71.36	\$73.61	2.25
Oct-23	\$26.38	\$19.52	\$41.05	\$37.67	\$51.43	\$36.59	\$41.53	\$24.09	\$40.44	\$36.70	\$29.51	\$33.24	\$1.62	\$1.86	\$71.56	\$71.80	0.24
Nov-23	\$22.59	\$16.97	\$38.95	\$43.18	\$62.76	\$39.05	\$74.19	\$24.76	\$36.94	\$41.98	\$26.00	\$27.12	\$1.59	\$1.69	\$64.53	\$70.79	6.26
Dec-23	\$22.16	-	\$45.61	-	\$84.20	-	\$58.92	-	\$46.00	-	\$24.73	-	\$1.54	-	\$72.28	-	
YTD	\$24.22	\$24.66	\$45.20	\$45.44	\$87.56	\$40.29	\$55.60	\$19.63	\$46.37	\$46.08	\$25.84	\$29.61	\$0.02	\$1.68	\$73.78	\$77.37	\$3.59

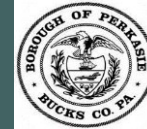
1/ Resource, Purchased Blocks and Market Purchase/Sales include applicable Congestion and Losses costs. Each of these categories are weighted by their applicable energy amounts.

2/ Includes NITS Charge, Net RPM Cost, Ancillary Services Cost and ARR/FTRs Credits, Other Transmission Charges, Admin Fees and Load Reconciliation

3/ Includes AMP Service Fees

4/ All-In Rate is based on Total Sales

Borough of Perkasi



2023 Year to Date Summary

Energy Supply Summary (MWh)

	NYPA			Market Purchases		Market Sales	
	Projected (MWh)	Actual (MWh)	Capacity Factor ¹ (%)	Projected (MWh)	Actual (MWh)	Projected (MWh)	Actual (MWh)
Jan-23	276	325	78%	291	329	(189)	(590)
Feb-23	250	285	76%	378	200	(133)	(457)
Mar-23	277	342	82%	418	213	(310)	(285)
Apr-23	268	319	79%	253	108	(144)	(258)
May-23	276	330	79%	317	96	(171)	(257)
Jun-23	246	290	72%	472	107	(497)	(687)
Jul-23	252	309	74%	410	360	(463)	(479)
Aug-23	252	301	72%	400	155	(437)	(775)
Sep-23	246	286	71%	388	561	(223)	(348)
Oct-23	276	339	81%	174	143	(142)	(194)
Nov-23	268	345	86%	213	292	(266)	(264)
Dec-23	277	-	0%	311	-	(247)	-
YTD	2,887	3,471	77%	3,714	2,563	(2,975)	(4,594)

^{1/} The Capacity Factor is based on the actual generation.



2023 Year to Date Summary

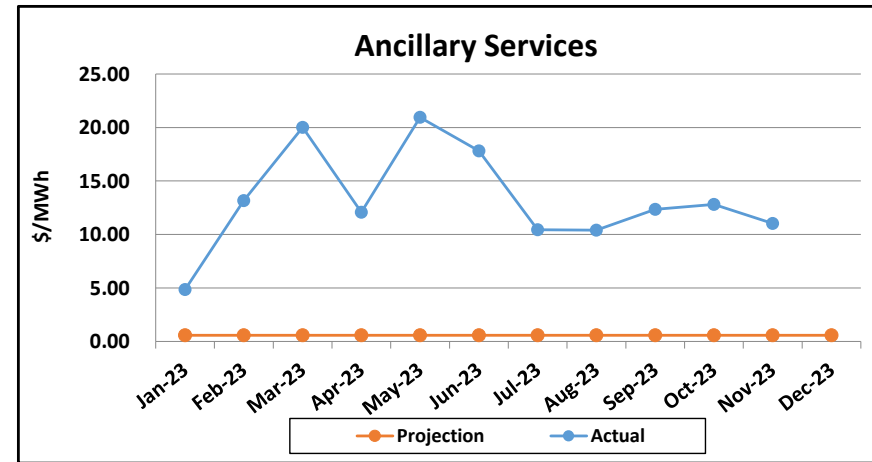
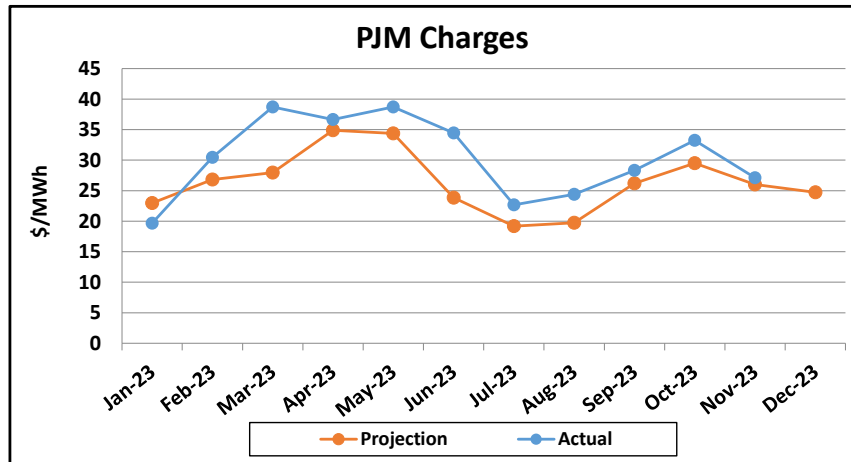
PJM Charge Summary (excl. PJM Market Interaction Costs)

	NITS		Net RPM ¹		ARR/FTR		Ancillary Services/Other ²		Total		Contribution to All-In Rate ³		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$/MWh)	(\$/MWh)
Jan-23	91	62	43	44	-	(21)	3	28	138	112	\$22.97	\$19.67	(\$3.30)
Feb-23	91	56	43	40	-	(15)	3	61	138	142	\$26.82	\$30.46	\$3.64
Mar-23	91	62	43	44	-	(16)	3	96	138	186	\$27.94	\$38.71	\$10.76
Apr-23	91	64	43	43	-	(16)	2	45	137	136	\$34.89	\$36.65	\$1.76
May-23	91	66	43	44	-	(44)	2	78	137	144	\$34.39	\$38.70	\$4.31
Jun-23	91	64	18	15	-	(9)	3	75	113	145	\$23.84	\$34.44	\$10.59
Jul-23	91	67	18	15	-	(9)	3	62	113	134	\$19.18	\$22.68	\$3.49
Aug-23	91	67	18	15	-	(9)	3	54	113	127	\$19.72	\$24.39	\$4.68
Sep-23	91	64	18	15	-	(9)	2	54	112	124	\$26.20	\$28.31	\$2.11
Oct-23	91	67	18	15	-	(4)	2	48	112	126	\$29.51	\$33.24	\$3.73
Nov-23	91	64	18	15	-	(7)	2	50	112	122	\$26.00	\$27.12	\$1.12
Dec-23	91	-	43	-	-	-	3	-	138	-	\$24.73	-	-
YTD	1,005	703	328	304	0	(159)	30	652	1,363	1,499	25.84	29.61	3.77

1/ Net RPM is the RPM Cost less the Generator's RPM Credits.

2/ Ancillary services/Other also includes: Admin fees, Load Reconciliation and Other Transmission Charges

3/ The Rate is based on Total Sales



Borough of Perkasio



November 2023

	Projected			Actual			Delta		
	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)
1. AMP	4,322	\$40	\$172,886	4,492	\$43	\$191,285	169.92	\$2.58	\$18,400
(a) NYPA	268	\$22.59	\$6,050	345	\$16.51	\$5,695	76.98	(\$6.07)	(\$356)
(b) PA Peaking Project	0	\$0.00	\$0	0.8	\$200.04	\$159	0.80	\$200.04	\$159
(c) Purchased Blocks	4,107	\$38.95	\$159,958	4,118	\$43.18	\$177,841	11.30	\$4.24	\$17,883
(d) Miscellaneous Costs ²	4,322	\$1.59	\$6,877	4,492	\$1.69	\$7,590	169.92	\$0.10	\$714
2. PJM	4,322	\$24.53	\$106,007	4,492	\$28.20	\$126,697	169.92	\$3.68	\$20,689
(a) Market Purchases	213	\$62.76	\$13,340	292	\$39.05	\$11,404	79.52	(\$23.71)	(\$1,935)
(b) Market Sales	(266)	\$74.19	(\$19,700)	(264)	\$24.76	(\$6,541)	1.33	(\$49.44)	\$13,159
(c) Charges/(Credits) ³	4,322	\$26.00	\$112,368	4,492	\$27.12	\$121,833	169.92	\$1.12	\$9,465
3. Total Wholesale Power Costs⁴:	4,322	\$64.53	\$278,893	4,492	\$70.79	\$317,982	170	\$6.26	\$39,089

1/ Resource, Purchased Blocks and Market Purchase/Sales includes Congestion and Losses costs.

2/ Miscellaneous Costs incl. AMP Service Fees

3/ Includes Net RPM (RPM Charges and RPM Credits) for each Resource

4/ Based on Total Sales

Borough of Perkasi



November 2023

	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
AMP										
Resources										
1.	NYPA									
2.	Fixed Charge	0.6	\$6.28	\$3,511	0.6	\$4.05	\$2,267	0	(2.23)	(\$1,244)
3.	Energy Charge	268	\$12.30	\$3,295	345	\$11.22	\$3,871	77	(1.08)	\$576
4.	Other Adjustments		\$0	\$0		\$39	\$39	0	0.00	\$39
5.	Congestion & Losses	268	(\$2.82)	(\$755)	345	(\$1.40)	(\$482)	77	1.42	\$273
6.	All in Cost	268	\$22.59	\$6,050	345	\$16.51	\$5,695	77	(6.07)	(\$356)
7.	PA Peaking Project									
8.	Fixed Charge	0.0	\$0.00	\$0	4.3	\$0.00	\$0	4	0.00	\$0
9.	Energy Charge	0	\$0.00	\$0	0.8	\$200.04	\$159	1	200.04	\$159
10.	Congestion & Losses	0	\$0.00	\$0	0.8	\$0.00	\$0	1	0.00	\$0
11.	All in Cost	0	\$0.00	\$0	0.8	\$200.04	\$159	1	200.04	\$159
12.	Total - Resources	268	\$22.59	\$6,050	346	\$16.93	\$5,854	78	(5.65)	(\$197)
Purchased Blocks										
13.	BP 1.0 MW 7x24 (PPL)									
14.	Energy Charge	720	\$34.71	\$24,991	721	\$34.71	\$24,991	1	0.00	\$0
15.	Congestion & Losses	720	\$0.00	(\$3,844)	721	(\$1.97)	(\$1,421)	1	(1.97)	\$2,423
16.	All in Cost	720	\$29.37	\$21,147	721	\$32.69	\$23,570	1	3.32	\$2,423
17.	BP 2.8 MW 5x16 (PPL)									
18.	Energy Charge	986	\$40.91	\$40,321	941	\$40.91	\$38,488	(45)	0.00	(\$1,833)
19.	Congestion & Losses	986	(\$7.57)	(\$7,465)	941	(\$2.61)	(\$2,457)	(45)	4.96	\$5,007
20.	All in Cost	986	\$33.34	\$32,856	941	\$38.30	\$36,031	(45)	4.96	\$3,174
21.	Shell Fixed Load Shape 2x16 (PPL)									
22.	Energy Charge	499	\$64.85	\$32,373	562	\$64.85	\$36,420	62	0.00	\$4,047
23.	Congestion & Losses	499	(\$3.40)	(\$1,697)	562	(\$1.04)	(\$587)	62	2.35	\$1,110
24.	All in Cost	499	\$61.45	\$30,677	562	\$63.81	\$35,833	62	2.35	\$5,157
25.	Shell Fixed Load Shape 5x16 (PPL)									
26.	Energy Charge	246	\$64.85	\$15,979	235	\$64.85	\$15,253	(11)	0.00	(\$726)
27.	Congestion & Losses	246	(\$7.57)	(\$1,866)	235	(\$2.61)	(\$614)	(11)	4.96	\$1,252
28.	All in Cost	246	\$57.28	\$14,113	235	\$62.24	\$14,638	(11)	4.96	\$525
29.	Shell Fixed Load Shape 7x8 (PPL)									
30.	Energy Charge	576	\$64.85	\$37,354	578	\$64.85	\$37,354	2	0.00	\$0
31.	Congestion & Losses	576	(\$3.40)	(\$1,958)	578	(\$1.63)	(\$943)	2	1.77	\$1,015
32.	All in Cost	576	\$61.45	\$35,396	578	\$62.95	\$36,411	2	1.50	\$1,015
33.	CITI 1.5 MW 7x24 (PPL Resid)									
34.	Energy Charge	1,080	\$29.20	\$31,536	1,082	\$29.20	\$31,536	2	0.00	\$0
35.	Congestion & Losses	1,080	(\$5.34)	(\$5,766)	1,082	(\$0.16)	(\$178)	2	5.17	\$5,589
36.	All in Cost	1,080	\$23.86	\$25,770	1,082	\$29.00	\$31,358	2	5.13	\$5,589
37.	Total - Purchased Blocks	4,107	\$38.95	\$159,958	4,118	\$43.18	\$177,841	11	4.24	\$17,883

Borough of Perkasi



November 2023

	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
Miscellaneous Costs										
38.	AMP Fees	4,322	\$1.59	\$6,877	4,492	\$1.69	\$7,590	170	0.10	\$714
39.	Total - Miscellaneous Costs	4,322	\$1.59	\$6,877	4,492	\$1.69	\$7,590	170	0.10	\$714
40.	Total - AMP			\$172,886			\$191,285	0	0.00	\$18,400
PJM Charges										
41.	Market Interaction									
42.	Net Market Purchases	213	\$62.76	\$13,340	292	\$39.05	\$11,404	80	(\$23.71)	(\$1,935)
43.	Day-Ahead Purchases				252	\$39.12	\$9,855	252	\$39.12	\$9,855
44.	Balancing Purchases				115	\$31.98	\$3,689	115	\$31.98	\$3,689
45.	Net Market Sales	(266)	\$74.19	(\$19,700)	(264)	\$24.76	(\$6,541)	1	(\$49.44)	\$13,159
46.	Day-Ahead Sales				(266)	\$25.08	(\$6,675)	(266)	\$25.08	(\$6,675)
47.	Balancing Sales				(73)	\$27.37	(\$2,006)	(73)	\$27.37	(\$2,006)
48.	NITS	12	\$7.32	\$91,390	8	\$7.86	\$64,461	(4)	\$0.54	(\$26,928)
49.	Other Transmission Charges	12	\$0.00	\$0	8	\$0.94	\$7,685	(4)	\$0.94	\$7,685
50.	RPM Capacity									
51.	RPM Charge	13	\$1.52	\$19,340	10	\$1.49	\$15,417	(2)	(\$0.03)	(\$3,923)
52.	RPM Credit			(\$847)			(\$891)			(\$44)
53.	Net RPM			\$18,493			\$14,526			(\$3,967)
54.	Ancillary	4,322	\$0.57	\$2,485	4,492	\$0.14	\$636	170	(\$0.43)	(\$1,849)
55.	ARR/FTR Credits	4,322	\$0.00	\$0	4,492	(\$1.48)	(\$6,664)	170	(\$1.48)	(\$6,664)
56.	Administration Charges	4,322	\$0.00	\$0	4,492	\$0.47	\$2,122	170	\$0.47	\$2,122
57.	True-Up Load Reconciliation			\$0			\$39,066			\$39,066
58.	Total PJM Charges	4,322	\$24.53	\$106,007	4,492	\$28.20	\$126,697	170	\$3.68	\$20,689

**PERKASIE BOROUGH
RESOLUTION NO. 2024-1**

**A RESOLUTION OF THE BOROUGH COUNCIL OF PERKASIE
BOROUGH ACCEPTING THE DEDICATION OF CERTAIN
PUBLIC IMPROVEMENTS CONTAINED IN THE SUBDIVISION
KNOWN AS CEDAR RIDGE, AND FURTHER ESTABLISHING
CONDITIONS PRECEDENT TO THE ACCEPTANCE OF
DEDICATION OF THOSE IMPROVEMENTS**

WHEREAS, the Borough of Perkasio has received a request from the Developer of a subdivision known as Cedar Ridge, to accept dedication of certain public improvements contained therein; and

WHEREAS, the Pennsylvania Municipalities Planning Code requires the Borough of Perkasio to accept dedication of said public improvements so long as the conditions precedent have been satisfied and the public improvements are ready for dedication.

NOW THEREFORE, be it resolved and enacted by the Borough Council of the Borough of Perkasio and it is hereby resolved and enacted by the authority of same as follows:

1. Perkasio Borough herein accepts dedication of certain public improvements contained in the project known as Cedar Ridge, which said public improvements to be dedicated are noted on the final plans and may include streets, open space, and other public improvements.

2. Perkasio Borough further authorizes the recording of a Deed of Dedication with the Bucks County Recorder of Deeds Office upon the following conditions:

a. The delivery of a Maintenance Bond in an amount to be determined by the Borough Engineer that complies with the terms and conditions of the Development Agreement executed between the Borough and the Developer;

b. The certification from the Borough Engineer that there are no encroachments on any of the properties to be dedicated to the Borough;

c. The certification from the Borough Engineer that the improvements to be dedicated are ready for dedication;

d. The receipt of a title insurance policy naming the Borough of Perkasié as the insured owner in the amount of Fifty Thousand Dollars (\$50,000.00), which said title insurance policy certifies that the Borough is receiving the improvements to be dedicated hereunder free and clear of any liens, and that all taxes and other claims which may be outstanding against the said public improvements have been paid and satisfied;

e. The payment of all outstanding bills and obligations owed to the Borough by the Developer including those anticipated by virtue of the dedication of the public improvements contemplated herein;

f. All homes are occupied with final certificates of occupancy, and there are no outstanding temporary certificates of occupancies for any homes constructed in Cedar Ridge;

g. The payment of all maintenance funds, if any, etc., as required by the Development Agreement, and;

h. The Developer provides a list of tax parcel numbers for all open space, if any, to be dedicated to the Borough.

3. Developer acknowledges that all Improvements shall be constructed in accordance with the Plan and this Agreement. Prior to approval of and/or acceptance of dedication of the Improvements by the Borough, Developer shall be responsible for all maintenance of the Improvements including, but not limited to, normal repairs and upkeep, lawn mowing, and snow and ice removal. Developer also acknowledges that upon completion of construction, a homeowner's association or individual lot owners shall maintain all Improvements not dedicated to and accepted by the Borough in good repair, including, but not limited to, stormwater facilities, signage, buffering,

curbing, sidewalks, retaining walls, light standards, parking spaces including striping of same, fire lanes including striping of same, landscaping, and paved areas in accordance with Borough ordinances, codes, rules, and regulations. Developer's obligation to repair, replace, and maintain the foregoing described Improvements shall be deemed a covenant to run with the land and shall be binding upon Developer, its heirs, successors and assigns.

4. The Borough Solicitor and the Borough Manager are herein authorized on behalf of the Borough Council to file with the Recorder of Deeds Office of Bucks County, the Deed of Dedication upon the satisfactory completion of all conditions as set forth herein.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasio Borough on the 2nd day of January, 2024.

BOROUGH OF PERKASIE:

By: _____
James Ryder, Council President

ATTEST:

By: _____
Andrea L. Coaxum, Secretary

**PERKASIE BOROUGH
RESOLUTION NO. 2024-2**

**A RESOLUTION OF THE PERKASIE BOROUGH COUNCIL
AUTHORIZING A REDUCTION IN THE ESCROW FOR THE CEDAR
RIDGE PROJECT AS APPROVED BY GILMORE & ASSOCIATES, INC.,
IN THE AMOUNT \$7,551.90 TO REDUCE THE TOTAL ESCROW TO
\$102,844.62, AND AUTHORIZING THE SIGNATURE OF THE
BOROUGH MANAGER ON THE ESCROW REDUCTION**

WHEREAS, HG Properties 10, LP (“Applicant”) received approval via Borough Resolution #2020-7 of Final Land Development Plans, to improve Bucks County Tax Parcels 33-2-6 and 33-2-7 with twenty-three (23) townhouse dwelling units, together with utilities, storm management improvements and the like; and

WHEREAS, a Financial Security Agreement dated August 17, 2020, was entered into between the Borough of Perkasio, HG Properties 10, LP, and Wilmington Savings Fund Society, FSB; and

WHEREAS, upon inspection Gilmore & Associates, Inc., has certified that the Financial Security Fund may be reduced by the amount of \$7,551.90 to a total amount of \$102,844.62.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Perkasio, as follows, that the financial security fund for the Cedar Ridge Land Development project, is hereby reduced by the amount of \$7,551.90 to the sum of \$102,844.62.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the Escrow Reduction.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasio
Borough on the 2nd day of January, 2024.

BOROUGH OF PERKASIE:

ATTEST:

By: _____
James Ryder, Council President

By: _____
Andrea L. Coaxum, Secretary



December 19, 2023

Project No.: 17-07023

Andrea L. Coaxum
Borough Manager
Borough of Perkasio
620 W. Chestnut Street
P.O. Box 96
Perkasie, PA 18944

Reference: Cedar Ridge (a.k.a. Perkasio Green)
Financial Security Escrow Release Request #15

Dear Andrea:

In lieu of posting an 18-Month Maintenance Bond, the Developer has requested a reduction of the Financial Security Fund down to the amount required for the 18-Month Maintenance Bond. Gilmore & Associates Inc. (G&A) has reviewed the escrow reduction request from HG Properties 10, LP. Per the Financial Security Agreement dated August 17, 2020, a financial security fund in the form of an Irrevocable Letter of Credit has been established by Wilmington Savings Fund Society in the amount of \$1,274,758.26. This request for reduction of the financial security fund is from a portion of the construction contingency as delineated on the attached breakdown. The remaining portion of the financial security fund is for the remaining portion of construction contingency. All work associated with this project has been completed with no outstanding punch list items.

G&A would recommend reducing the financial security fund by Seven Thousand Five Hundred Fifty-One Dollars and Ninety Cents (\$7,551.90) to the amount of One Hundred Two Thousand Eight Hundred Forty-Four Dollars and Sixty-Two Cents (\$102,844.62), which shall cover the required 18-Month Maintenance Bond. Payment shall be made to the Borough by the Developer for all outstanding legal and engineering invoices through the Professional Services Escrow.

Please schedule this as an agenda item for the next meeting. If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

Enclosures: As Referenced

cc: Debbie Sergeant, Code Enforcement Administrator
Megan McShane, Executive Assistant
Rebecca Deemer, Finance Director
Jeffrey P. Garton, Esq., Borough Solicitor
Bryan R. Hoover, HG Properties 10, LP
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

December 19, 2023
Release #15

CERTIFICATE OF COMPLETION

CEDAR RIDGE (A.K.A. PERKASIE GREEN)

We, the undersigned, hereby certify that the improvements in connection with the Preliminary/Final Land Development Plans of Perkasio Green dated October 25, 2019 and last revised July 8, 2020 and the Land Development Agreement of Cedar Ridge dated August 17, 2020 have been completed to the extent that the financial security fund may be reduced by \$7,551.90 dollars to the amount of \$102,844.62 dollars.

Douglas C. Rossino

Borough Engineer

12/19/2023

Date

Borough Manager

Date



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Cedar Ridge	TOTAL CONSTRUCTION:	\$ 1,103,965.22	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ -
PROJECT NO.:	17-07023	TOTAL CONSTRUCTION CONTINGENCY:	\$ 110,396.52	REQUIRED RETAINAGE THIS RELEASE (0%):	\$ -
PROJECT OWNER:	HG Properties 10, LP	TOTAL ENG/INSP/LEGAL:	\$ 60,396.52	AMOUNT OF THIS RELEASE:	\$ 7,551.90
		TOTAL ESCROW POSTED:	\$ 1,274,758.26		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 1,171,913.64
ESCROW AGENT:	Wilmington Savings Fund Society	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 102,844.62
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTR. CONTINGENCY AVAILABLE FOR RELEASE:	\$ 102,844.62
AGREEMENT DATE:	August 17, 2020	RELEASE NO.:	15	TOTAL ENG/INSP/LEGAL RELEASED THIS PERIOD:	\$ -
		RELEASE DATE:	December 19, 2023	TOTAL RETAINAGE RELEASED THIS PERIOD:	\$ -
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 16
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
I. DEMOLITION & CLEARING											
1. Clearing and Stump Removal	LS	1	\$ 31,950.00	\$ 31,950.00			1	\$31,950.00		\$ -	
2. Demo Market Street	SY	697	\$ 12.65	\$ 8,817.05			697	\$8,817.05		\$ -	
3. Demo Sidewalk	SF	250	\$ 3.15	\$ 787.50			250	\$787.50		\$ -	
II. EROSION & SEDIMENT CONTROL											
1. Fencing (Construction and Tree Protection)	LF	800	\$ 2.50	\$ 2,000.00			800	\$2,000.00		\$ -	
2. Inlet Protection	EA	24	\$ 125.00	\$ 3,000.00			24	\$3,000.00		\$ -	
3. Erosion Matting w/ rake and seed	SY	2,970	\$ 6.00	\$ 17,820.00			2,970	\$17,820.00		\$ -	
4. Rock Construction Entrance	EA	1	\$ 2,100.00	\$ 2,100.00			1	\$2,100.00		\$ -	
5. Temporary Seeding- Seed and Mulch	SF	200,964	\$ 0.05	\$ 10,048.20			200,964	\$10,048.20		\$ -	
6. 12" Compost Filter Sock	LF	86	\$ 5.00	\$ 430.00			86	\$430.00		\$ -	
7. 18" Compost Filter Sock	LF	280	\$ 8.00	\$ 2,240.00			280	\$2,240.00		\$ -	
8. 24" Compost Filter Sock	LF	266	\$ 11.50	\$ 3,059.00			266	\$3,059.00		\$ -	
9. 32" Compost Filter Sock	LF	600	\$ 15.25	\$ 9,150.00			600	\$9,150.00		\$ -	
10. Rock Filter	EA	3	\$ 395.00	\$ 1,185.00			3	\$1,185.00		\$ -	
11. Pumped Water Filter Bag	EA	1	\$ 500.00	\$ 500.00			1	\$500.00		\$ -	
12. Concrete Debris Washout	EA	1	\$ 1,400.00	\$ 1,400.00			1	\$1,400.00		\$ -	
13. E&S Maintenance/Removal	LS	1	\$ 5,000.00	\$ 5,000.00			1	\$5,000.00		\$ -	
III. STORMWATER MANAGEMENT											
1. Tie into Existing Structure	EA	2	\$ 1,450.00	\$ 2,900.00			2	\$2,900.00		\$ -	
2. 6" Dia. PVC	LF	1,800	\$ 23.65	\$ 42,570.00			1,800	\$42,570.00		\$ -	
3. 18" Dia. HPDE	LF	651	\$ 60.00	\$ 39,060.00			651	\$39,060.00		\$ -	
4. 24" Dia. HPDE	LF	817	\$ 65.00	\$ 53,105.00			817	\$53,105.00		\$ -	
5. 30" Dia. HPDE	LF	20	\$ 70.00	\$ 1,400.00			20	\$1,400.00		\$ -	
6. 29"x45" ERCP	LF	113	\$ 145.00	\$ 16,385.00			113	\$16,385.00		\$ -	
7. Type C Box with Inlet Top	EA	11	\$ 2,500.00	\$ 27,500.00			11	\$27,500.00		\$ -	
8. Type M Box with Inlet Top	EA	8	\$ 2,350.00	\$ 18,800.00			8	\$18,800.00		\$ -	
9. Outlet Structure #1	EA	1	\$ 4,125.00	\$ 4,125.00			1	\$4,125.00		\$ -	
10. Outlet Structure #2	EA	1	\$ 4,125.00	\$ 4,125.00			1	\$4,125.00		\$ -	
11. Storm Manhole	EA	2	\$ 2,500.00	\$ 5,000.00			2	\$5,000.00		\$ -	
12. Endwalls	EA	4	\$ 2,850.00	\$ 11,400.00			4	\$11,400.00		\$ -	
13. Underground Detention Basin #1 Complete	LS	1	\$ 72,500.00	\$ 72,500.00			1	\$72,500.00		\$ -	
14. Underground Detention Basin #2 Complete	LS	1	\$ 128,000.00	\$ 128,000.00			1	\$128,000.00		\$ -	
15. Inlet Filters	EA	10	\$ 1,500.00	\$ 15,000.00			10	\$15,000.00		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Cedar Ridge	TOTAL CONSTRUCTION:	\$ 1,103,965.22	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ -
PROJECT NO.:	17-07023	TOTAL CONSTRUCTION CONTINGENCY:	\$ 110,396.52	REQUIRED RETAINAGE THIS RELEASE (0%):	\$ -
PROJECT OWNER:	HG Properties 10, LP	TOTAL ENG/INSP/LEGAL:	\$ 60,396.52	AMOUNT OF THIS RELEASE:	\$ 7,551.90
		TOTAL ESCROW POSTED:	\$ 1,274,758.26		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 1,171,913.64
ESCROW AGENT:	Wilmington Savings Fund Society	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 102,844.62
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTR. CONTINGENCY AVAILABLE FOR RELEASE:	\$ 102,844.62
AGREEMENT DATE:	August 17, 2020	RELEASE NO.:	15	TOTAL ENG/INSP/LEGAL RELEASED THIS PERIOD:	\$ -
		RELEASE DATE:	December 19, 2023	TOTAL RETAINAGE RELEASED THIS PERIOD:	\$ -
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 16
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
IV. PAVING AND CURBING											
1. Concrete Curb (on-site)	LF	538	\$ 20.65	\$ 11,109.70			538	\$11,109.70		\$ -	
2. Belgian Block Curb	LF	1,651	\$ 26.00	\$ 42,926.00			1,651	\$42,926.00		\$ -	
3. Concrete Sidewalk	SF	3,840	\$ 6.00	\$ 23,040.00			3,840	\$23,040.00		\$ -	
4. Concrete Driveway Apron	SF	1,690	\$ 9.00	\$ 15,210.00			1,690	\$15,210.00		\$ -	
5. Concrete ADA Ramps	EA	6	\$ 1,000.00	\$ 6,000.00			6	\$6,000.00		\$ -	
6. Sweep and Tack	SY	5,300	\$ 0.75	\$ 3,975.00			5,300	\$3,975.00		\$ -	
7. Curb Seal	LF	2,249	\$ 1.28	\$ 2,878.72			2,249	\$2,878.72		\$ -	
8. Striping and Signage	LS	1	\$ 6,300.00	\$ 6,300.00			1	\$6,300.00		\$ -	
Bituminous Walking Trail											
1. Fine Grade and Compact	SY	175	\$ 0.65	\$ 113.75			175	\$113.75		\$ -	
2. 6" 2A Mod. Stone with Geosynthetic Fabric	SY	175	\$ 24.00	\$ 4,200.00			175	\$4,200.00		\$ -	
3. 3" 12.5 MM Superpave Binder Course	SY	175	\$ 33.50	\$ 5,862.50			175	\$5,862.50		\$ -	
Cedar Ridge Court and Market Street											
1. Fine Grade and Compact	SY	4,680	\$ 0.65	\$ 3,042.00			4,680	\$3,042.00		\$ -	
2. 6" 2A Mod. Stone	SY	4,680	\$ 8.00	\$ 37,440.00			4,680	\$37,440.00		\$ -	
3. 4" 25 MM Superpave Base Course	SY	4,680	\$ 20.00	\$ 93,600.00			4,680	\$93,600.00		\$ -	
4. 2" 19 MM Superpave Binder Course	SY	4,680	\$ 15.00	\$ 70,200.00			4,680	\$70,200.00		\$ -	
5. 1.5" 9.5 MM Superpave Wearing Course	SY	4,680	\$ 9.05	\$ 42,354.00			4,680	\$42,354.00		\$ -	
Emergency Access											
1. Fine Grade and Compact	SY	374	\$ 0.65	\$ 243.10			374	\$243.10		\$ -	
2. 6" 2A Mod. Stone	SY	374	\$ 8.00	\$ 2,992.00			374	\$2,992.00		\$ -	
3. 6" 25 MM Superpave Base Course	SY	374	\$ 28.65	\$ 10,715.10			374	\$10,715.10		\$ -	
4. 2" 19 MM Superpave Binder Course	SY	374	\$ 15.00	\$ 5,610.00			374	\$5,610.00		\$ -	
5. 1.5" 9.5 MM Superpave Wearing Course	SY	374	\$ 9.95	\$ 3,721.30			374	\$3,721.30		\$ -	
V. EARTHWORK											
1. Topsoil Stripping	CY	3,722	\$ 2.75	\$ 10,235.50			3,722	\$10,235.50		\$ -	
2. Cut to Fill	CY	3,690	\$ 3.05	\$ 11,254.50			3,690	\$11,254.50		\$ -	
3. Cut	CY	9,200	\$ 3.35	\$ 30,820.00			9,200	\$30,820.00		\$ -	
4. Rough Grade	SF	201,000	\$ 0.04	\$ 8,040.00			201,000	\$8,040.00		\$ -	
5. Excavate/Backfill Curb	LF	2,249	\$ 2.75	\$ 6,184.75			2,249	\$6,184.75		\$ -	
6. Bulk Topsoil Return	CY	660	\$ 4.35	\$ 2,871.00			660	\$2,871.00		\$ -	
7. Permanent Seeding - Seed and Mulch	SF	26,600	\$ 0.10	\$ 2,660.00			26,600	\$2,660.00		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 16
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
VI. LANDSCAPING & LIGHTING											
1. Canopy Trees	EA	41	\$ 350.00	\$ 14,350.00			41	\$14,350.00		\$ -	
2. Flowering Trees	EA	36	\$ 350.00	\$ 12,600.00			36	\$12,600.00		\$ -	
3. Evergreen Trees	EA	83	\$ 350.00	\$ 29,050.00			83	\$29,050.00		\$ -	
VII. MISCELLANEOUS											
1. Bollards	EA	4	\$ 665.00	\$ 2,660.00			4	\$2,660.00		\$ -	
2. As-Built Survey	LS	1	\$ 4,000.00	\$ 4,000.00			1	\$4,000.00		\$ -	
3. Concrete Monuments	EA	36	\$ 250.00	\$ 9,000.00			36	\$9,000.00		\$ -	
4. Iron Pins	EA	43	\$ 150.00	\$ 6,450.00			43	\$6,450.00		\$ -	
VIII. PennDOT HIGHWAY											
1. Concrete Curb	LF	60	\$ 32.00	\$ 1,920.00			60	\$1,920.00		\$ -	
2. Curb Seal	LF	60	\$ 1.28	\$ 76.80			60	\$76.80		\$ -	
Widening											
1. Fine Grade and Compact	SY	245	\$ 0.65	\$ 159.25			245	\$159.25		\$ -	
2. 6" 2A Mod. Stone	SY	245	\$ 8.00	\$ 1,960.00			245	\$1,960.00		\$ -	
3. 6" 25 MM Superpave Base Course	SY	245	\$ 28.65	\$ 7,019.25			245	\$7,019.25		\$ -	
4. 2.5" 19 MM Superpave Binder Course	SY	245	\$ 15.75	\$ 3,858.75			245	\$3,858.75		\$ -	
5. Sweep and Tack	SY	245	\$ 0.75	\$ 183.75			245	\$183.75		\$ -	
6. 1.5" 9.5 MM Superpave Wearing Course	SY	245	\$ 13.15	\$ 3,221.75			245	\$3,221.75		\$ -	
7. Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00			1	\$2,500.00		\$ -	

Admin

From: Admin
Sent: Wednesday, November 15, 2023 10:41 AM
To: Admin
Subject: Recycling program - contract renewal
Attachments: Perkasio Borough 2020-2022.pdf; Perkasio Borough 2023-2025 contract.pdf

From: Tom Hough <though@houghassociates.org>
Sent: Monday, November 13, 2023 10:08 AM
To: Andrea Coaxum <manager@perkasioborough.org>
Cc: Ryan Ingham <ringham@houghassociates.org>
Subject: Recycling program - contract renewal

Hello Andrea-

Our current agreement will expire with the filing of the 2022 904 Recycling Performance Grant application this December, so I have attached a renewal for your review.

I've kept the terms the same for the renewal (also attached is our current contract), but if you have any questions or would like to discuss, please let me know.

We appreciate your confidence in our services and look forward to working with you in the future.

Tom

Thomas C. Hough
Hough Associates
105 Town center Rd Suite 5
King of Prussia, PA 19406
610-992-9990 office
610-955-3390 cell

Three Year Agreement Authorizing Hough Associates to Collect Residential and Commercial Recycling Data and Prepare PA DEP 904 Recycling Grant Applications for Perkasio Borough

Perkasie Borough authorizes Hough Associates to collect its recycling data for 2023, 2024 and 2025. Hough Associates will prepare the Bucks County Survey, file the multi-municipal grant applications for the IMA that includes Perkasio Borough and provide other compliance services.

Hough Associates will:

- Prepare and send annual data collection forms to haulers for recycling tonnage collected in Perkasio Borough
- Contact all haulers that did not respond to the initial request for their recycling tonnage.
- Compile the annual recycling data reported to the Borough and to Hough Associates in both hard copy and on a computer database. Data will be retained for 4 years following filing.
- Prepare and file the annual Bucks County Recycling Survey Report due in February.
- Prepare and mail annual commercial recycling education to Borough businesses.
- Analyze the benefits of a multi-municipal grant application with other members of the IMA
- Prepare and file the multi-municipal 904 Recycling Performance Grant applications with other IMA municipalities or the individual applications on or before DEP's filing deadlines.

Perkasie Borough will provide Hough Associates with annual update of the commercial entities that operated in the Borough for use in data collection and the recycling education mailing.

Perkasie Borough agrees to pay Hough Associates a fixed price of \$4,000 per year for these services according to the following schedule:

- \$2,000 January 31
- \$2,000 July 31

Perkasie Borough may take a 2% discount (\$3,920) if paid by January 31.

In the event of a DEP audit, Hough Associates will represent the Borough at no additional cost.

Accepted by Perkasio Borough



Accepted by Hough Associates

Date

November 13, 2023

Date

Three Year Agreement Authorizing Hough Associates to Collect Residential and Commercial Recycling Data and Prepare PA DEP 904 Recycling Grant Applications for Perkasio Borough

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Hough Associates will:

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- Prepare and file the multi-municipal 904 Recycling Performance Grant applications with other IMA municipalities or the individual applications on or before DEP's filing deadlines.

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Perkasie Borough agrees to pay Hough Associates a fixed price of \$4,000 per year for these services according to the following schedule:

- \$2,000 January 31
- \$2,000 July 31

Perkasie Borough may take a 2% discount (\$3,920) if paid by January 31.

In the event of a DEP audit, Hough Associates will represent the Borough at no additional cost.



Accepted by Perkasio Borough

8/21/2020

Date



Accepted by Hough Associates

July 28, 2020

Date

Community buoys Perkasio's Arch Street Deli in owner's time of need

Posted Wednesday, December 27, 2023 3:13 pm

We like to call it a deli version of 'Cheers.' People just come in and hang out and meet with each other."

DEE FELL SMITH

Joe Ferry

Dave Myers dragged himself out of bed on the morning of Sept. 18 and headed to work at the Arch Street Deli. It's just a few short steps from his apartment behind the store he purchased a year earlier, but the 58-year-old Perkasio man was winded by the time he got there. He had been feeling exhausted the past couple of weeks but always managed to get through the day, reminding himself that someone had to make some of the best breakfast sandwiches and cheesesteaks in the Perkasio area.

But this time, something felt different. His breathing was more labored than usual. At about 5:15 a.m., 45 minutes before he was scheduled to open, Myers called Charis Hunsberger, the former owner of the deli and a close friend. He asked if she could run things for the day while he got checked out at the Grand View Hospital Emergency Room.

That was Myers' last clear memory for nearly a month while his body fought off a nearly fatal trifecta of streptococcal pneumonia, a subsequent infection, and congestive heart failure as he lay in the Intensive Care Unit for nearly three weeks.

While Myers' recovery was remarkable — twice his family was told to consider taking him off life support — this is the story about how members of the Perkasio community rallied to support one of their own in a time of need.

Back in the day, just about every small town in America had that one gathering spot where regulars would show up at the same time every day to grab a cup of coffee and shoot the breeze while solving all the world's problems. In Perkasio, that's the Arch Street Deli, a no-frills eatery just a few steps below Seventh Street in the Olde Towne section of the borough.

Since 1971, it has had a series of owners and different names — The Country Store, the J&J Newsstand, Gwen's Country Store, and the KC Deli — but never lost its unique charm.

"We like to call it a deli version of Cheers," said Dee Fell Smith, referencing the popular TV sitcom of the 1980s 'where everyone knows your name.' "People just come in and hang out and meet with each other. Everybody's close-knit. If the coffee filter needs to be replaced or the snacks need to be straightened up, customers are comfortable enough to just do it."

When it became clear Myers wasn't coming home anytime soon, the community mobilized. With no access to the deli's business accounts, Hunsburger was forced to run an all-cash business, which she soon determined was not sustainable.

Together with Smith and Between Friends Outreach, a local nonprofit organization that helps people in need, she organized a series of "pay-what-you-want" fundraisers using food products and ingredients donated by area businesses and prepared by guest chefs who donated their time.

It wasn't unusual, said Smith, for someone to pay \$20 for a sandwich that regularly costs \$8. One local restaurant owner dropped off a check for \$500 "just because," she said. The events generated enough money to cover the deli's bills while BFO helped with Myers' apartment rent, utility bills, and replacement equipment for the deli.

"I've known Dave as a customer and as a supporter," said BFO founder Tara Gripp Stoop. "Why wouldn't we support him? We saw a need and did what we could do to help."

Although she didn't know Myers personally, Trish Crane Krasnicki said she felt it made sense to offer her services behind the grill a couple of days a week to ensure a steady stream of revenue. Krasnicki was among a half-dozen chefs who stepped up to fill in during Myers' absence.

"I know how hard it is to keep a small business up and running," says Krasnicki, a chef at Rise & Grind Cafe and owner of Perk City Flavor, an event catering business. "Dave and the deli have become a staple in the Perkasio community so I wanted to do something to help keep the business going. I've thoroughly enjoyed getting to know him and chatting all about food during his visits to the deli."

One day in early November while she was outside cleaning a wall, Smith decided the deli's drab facade needed a makeover. She looked across the street at Chimayo Gallery and saw the colorful mural painted there by local artist Tim Gibson as part of his Ten Thousand Flower Project. A day later, more than 60 people, everyone from a 3-year-old boy to an 87-year-old woman, stopped by to paint the mural sketched out by Gibson that morning. Smith insisted that one of the flowers contain a heart and the words "Small Town. Big Heart." Gibson obliged.

It was the perfect summary, she says, of how the community came together for Myers and had responded similarly on other occasions.

To this day, Myers still is not sure how and why he recovered.

"The doctors called me a 'Miracle Man,'" he said. "But I didn't do anything. I just laid there."

By mid-October, he was well enough to be moved to Good Shepherd Rehabilitation in Bethlehem. After a couple of weeks, Myers was finally able to access Facebook on his phone for the first time since he went to the Grand View ER.

That's when he realized the magnitude of the efforts that had been happening on his behalf. Hundreds of posts on his personal page and on the deli page told the story of friends and strangers alike pulling for him to get better.

"I'm still kind of speechless about it," Myers said one day early this month at the deli. "It was uplifting. I still get a little tingly talking about it. It just blew me away how the community came together for me. It put a little extra step and energy on my rehab. It made a difference, for sure."

When he finally got home on Nov. 8, meals donated by local restaurants were waiting. His apartment had been cleaned. His bills were paid. The deli was up and running as usual albeit with all-volunteer help to keep expenses down.

Myers still has a long way to go before he can return to working the deli full-time. While he's driving, and able to shop and cook for himself, he's not ready to get back to work at the deli.

For now, he's looking at joining a gym to lose some weight and build back the strength he had during a 35-year career doing plastering, stuccoing, and concrete finishing, and "finding a good balance between working, playing, and taking care of myself."

Perkasie Borough Council adopts 2024 budget with no tax increases

By [JOHN WORTHINGTON](#) | jworthington@montgomerynews.com

PUBLISHED: December 19, 2023 at 3:59 pm | UPDATED: December 19, 2023 at 4:00 pm

PERKASIE — The Perkasie Borough Council Monday evening adopted the borough's 2024 budget with no tax increases.

The budget projects a total revenue of \$21.7 million and total expenditures of \$21.5 million, yielding a surplus of roughly \$200,000. The budget notably includes minor trash and electricity rate increases, including a \$7.50 quarterly increase on trash toters, a \$0.50 trash bag fee increase and a \$0.01 residential electricity rate increase.

In other news, council tabled the 2024-2026 police contract due to an outstanding management rights issue. Solicitor Jeff Garton stressed that the borough's police services will continue despite the absence of a contract.

Council also enacted a real estate tax rebate program for volunteer firefighters, hired Sheila Hercek as a part-time events assistant at a rate of \$21 per hour and announced that the Mavis Tire Center in Perkasie Square has officially opened.

Council additionally took time to recognize the service of the late council member Jim Purcell, who passed away in November after an extended medical leave.

The next Perkasie Borough Council meeting is on January 2 at 7 p.m. For more information, visit perkasieborough.org.