PERKASIE BOROUGH COUNCIL

Agenda for Council Committee Meeting of September 2, 2025

- 1. Meeting Convenes at 7:00 PM Council Meeting Room
- 2. Invocation and Pledge of Allegiance Mayor Hollenbach
- 3. Attendance
- 4. Presentation of Life-Saving Commendations Mayor Hollenbach & Chief Schurr
- 5. Public Forum
- 6. President's Remarks
- 7. Presentation by ReVivals: Potential LSA Grant Application
- 8. Public Works Committee Meeting, Councilors: Steve Rose (Chair), Chuck Brooks, Robin Schilling, Dave Worthington
 - A. Consider Submission of TASA Pre-Application Park Avenue Improvements Project
- 9. Public Utility Committee Meeting, Councilors: Dave Weaver (Chair), Scott Bomboy, Kelly Laustsen, Jim Ryder
 - A. Perkasie Wholesale Power Cost Monthly Report
 - B. Installed Capacity Update
- 10. Planning and Zoning Committee Meeting, Councilors: Robin Schilling (Chair), Randy Faulkner, Dave Weaver, Dave Worthington
 - A. Authorization to Accept & Record Easement Documents Pleasant Spring Creek Streambank Stabilization Project
 - B. Update on Construction Progress Constitution Square
- 11. Parks and Recreation Committee Meeting, Councilors: Dave Worthington (Chair), Scott Bomboy, Randy Faulkner, Robin Schilling
- 12. Personnel and Policy Committee Meeting, Councilors: Chuck Brooks (Chair), Kelly Laustsen, Steve Rose, Jim Ryder
 - A. Consider Hiring of Two Crossing Guards
- 13. Finance Committee Meeting, Councilors: Scott Bomboy (Chair), Chuck Brooks, Randy Faulkner, Jim Ryder, Robin Schilling
 - A. Consider Resolution #2025-41 Application for Grant from the Pennsylvania Commission on Crime & Delinquency Civilian Community Relations Program
 - B. Consider Resolution #2025-42 Consider Expenditure from Police Department Live Scan Funds Records Management System
 - C. Consider Expenditure for Substation Security Upgrades
- 14. Economic Development Committee Meeting, Councilors: Kelly Laustsen (Chair), Randy Faulkner, Steve Rose, Dave Weaver
 - A. Consider Block Party Permit Application & Fee Waiver Request Maize
 - B. SEPTA Freight House Update
 - C. Update to the Borough's Economic Development Plan
- 15. Public Safety Committee Meeting, Councilors: Randy Faulkner (Chair), Chuck Brooks, Mayor Jeff Hollenbach, Kelly Laustsen, Jim Ryder
 - A. Consider Request for Fire Police Assistance Pennridge Music Association
 - B. Consider Request for Fire Police Assistance Pennridge HS Home Football Games
 - C. Consider Retroactive Request for Fire Police Assistance Bristol Township
 - D. Discuss Traffic Complaints
- 16. Historical Committee Meeting, Councilors: Scott Bomboy (Chair), Steve Rose, Dave Worthington

- A. South Perkasie Covered Bridge Project Update
- 17. Youth Councilor Report
- 18. Other Business
- 19. Executive Session
- 20. Public Forum
- 21. Press Forum
- 22. Adjournment

Next Meeting: Monday, September 15, 2025 – 7:00 PM

Perkasie Borough Council agendas are available via e-mail in advance of the meetings. Please send any agenda requests to: <u>admin@perkasieborough.org</u>. The agendas and Perkasie Borough Council meeting packets are both available on the Borough's website at <u>www.perkasieborough.org</u>.



Scan the QR code to find Perkasie Borough meeting dates, agendas, packets and minutes. Revivals is seeking approximately \$175,000 in DCED, LSA Statewide funds to purchase a food truck. The Revivals food truck will combine mobility with mission-driven service to the borough and surrounding communities in the following ways:

- 1. By providing free meals to the community.
 - a. Popup events
 - b. Community events
 - i. Tree lighting
 - ii. National Night Out
 - iii. Etc.
- 2. By responding to crisis or natural disaster events
 - a. Events causing community displacement
 - b. Events causing extended first responder hours on scene
- 3. By providing mobile food rescue opportunities
 - a. Mobilizing our Saturday food rescue to serve within the community
- 4. By providing fundraising opportunities to support existing programs
 - a. Revivals events
 - b. Food truck events



BOROUGH OF PERKASIE

INTER-OFFICE MEMORANDUM

TO: Andrea L. Coaxum

FROM: Linda Reid

DATE: August 28th, 2025

SUBJECT: Transportation Alternatives Set-Aside Program 2025

This memo summarizes a funding opportunity appropriate for the W. Park Avenue Pedestrian & Stormwater Improvement Project.

As a reminder, the W. Park Avenue Pedestrian & Stormwater Improvement Project is already funded, in part, by \$2,058,180 in Congressionally Directed Funds. The total project cost is estimated at \$3,890,214, leaving a balance required of \$1,832,034. Borough Council have previously directed staff to apply for additional PA state funding as follows:

- Local Share Account (Statewide) \$1,000,000
- Green Light Go \$531,550 (GLG: \$425,240, Borough match: \$106,310)

Because there is no guarantee that the pending LSA or Green Light-Go grant applications will be approved, Borough Council may wish staff to continue to apply for funding as a contingency.

PENNDOT's **Transportation Alternatives Set-Aside (TASA) Program** provides funds to construct pedestrian and bicycle facilities, improve access to public transportation, create safe routes to school, incorporate community improvements such as historic preservation and vegetation management, provide environmental mitigation related to stormwater and habitat connectivity, create trail projects that serve a transportation purpose, while promoting safety and mobility and provide for vulnerable road user safety assessment program projects. A "soft-cap" of \$1.5 million applies for all submitted projects.

The TASA Program requires a 80% / 20% state/local match. However, the program does not require the grantee to provide a true local match. Instead, the grantee must pay all costs for pre-construction activities (design, environmental clearance, right-of-way, utilities etc) and PennDOT provides 100% cost-reimbursement for the construction phase. An Engineer's Estimate of Probable Cost prepared by Gilmore & Associates in July 2025 estimates the total project cost as \$3,890,214 with Borough costs estimated at \$598,797.

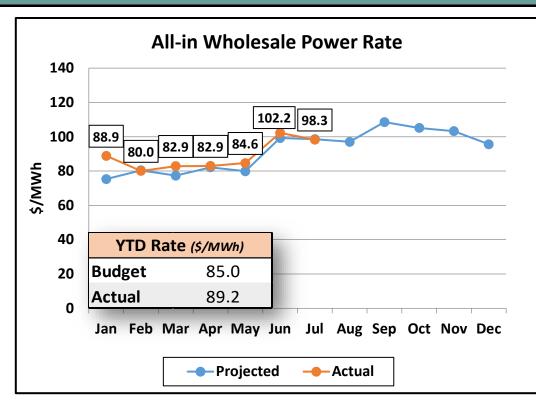
Perkasie Borough lies within the region administered by the Delaware Valley Regional Planning Commission (DVRPC). Borough staff met with representatives from DVRPC in May 2025 to discuss the W. Park Avenue project and to confirm that the W. Park Avenue project is eligible to apply.

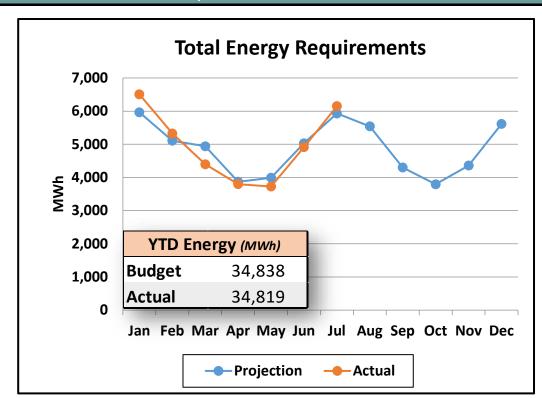
If Borough Council directs Borough staff to proceed, the TASA Program is accepting draft applications for funding through September 5th, 2025. If the project is formally determined as eligible, then full and final applications are due by October 31st, 2025.

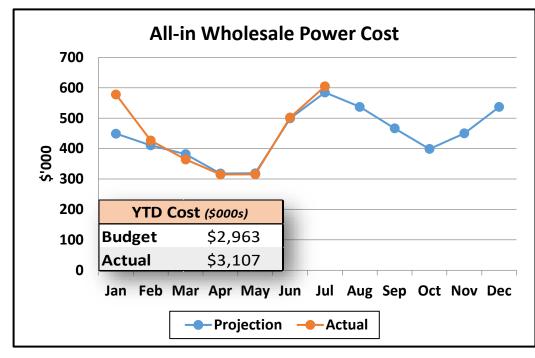
Borough of Perkasie Calendar Year 2025 **Wholesale Power Cost Summary July 2025**

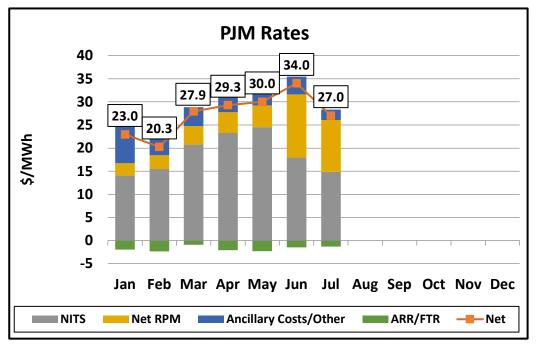


2025 Year to Date Wholesale Power Summary



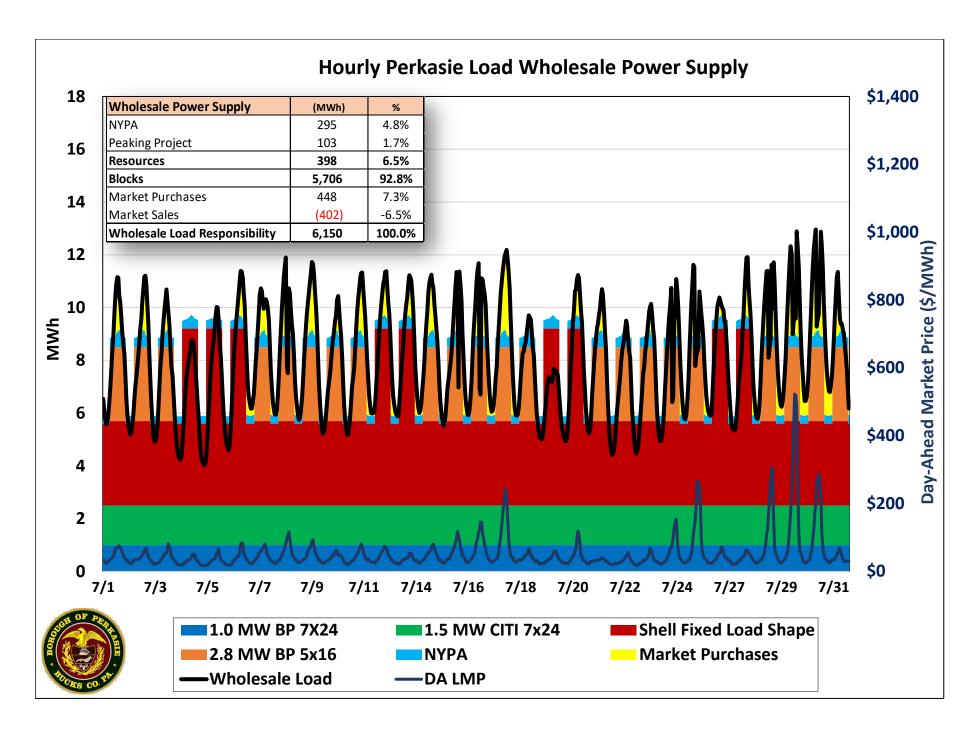


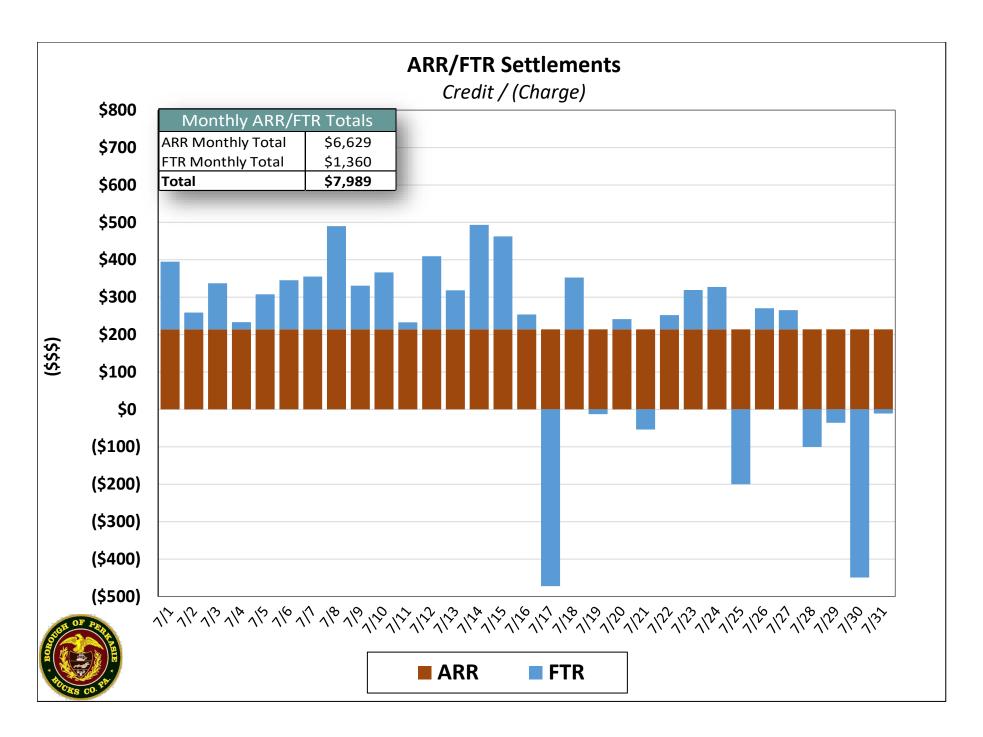




1/ Excludes PJM Market Interaction Costs

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







2025 Year to Date Summary

All-In Rate Summary

	Resourc	ce Cost ¹	Purchase	d Blocks ¹	Market Pu	urchases ¹	Market	Sales ¹	Total Ene	rgy Cost	РЈМ (Cost ²	Miscellane	ous 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-25	\$170.61	\$162.54	\$47.74	\$51.66	\$67.22	\$112.54	\$41.30	\$26.13	\$54.65	\$64.44	\$19.14	\$22.96	\$1.53	\$1.46	\$75.33	\$88.86	13.53
Feb-25	\$193.15	\$156.21	\$47.52	\$50.35	\$64.65	\$63.15	\$31.79	\$26.77	\$56.78	\$58.36	\$22.07	\$20.26	\$1.56	\$1.43	\$80.40	\$80.05	(0.35)
Mar-25	\$178.21	\$129.58	\$44.70	\$44.72	\$50.09	\$51.60	\$29.86	\$31.17	\$52.99	\$53.32	\$22.75	\$27.94	\$1.56	\$1.62	\$77.30	\$82.88	5.59
Apr-25	\$184.00	\$181.78	\$41.47	\$40.70	\$43.37	\$50.30	\$26.72	\$27.25	\$51.99	\$51.97	\$28.54	\$29.29	\$1.61	\$1.69	\$82.14	\$82.95	0.81
May-25	\$181.38	\$166.93	\$39.83	\$40.59	\$48.02	\$43.97	\$24.55	\$25.38	\$50.55	\$52.54	\$27.73	\$30.01	\$1.60	\$2.10	\$79.88	\$84.65	4.76
Jun-25	\$286.74	\$309.02	\$44.57	\$46.67	\$54.90	\$36.08	\$27.32	\$20.54	\$62.56	\$66.70	\$35.13	\$34.00	\$1.57	\$1.52	\$99.25	\$102.23	2.97
Jul-25	\$282.61	\$285.18	\$49.16	\$50.26	\$98.36	\$96.76	\$32.25	\$33.61	\$66.99	\$69.94	\$30.08	\$27.03	\$1.54	\$1.35	\$98.61	\$98.32	(0.29)
Aug-25	\$276.98	-	\$47.09	-	\$65.93	-	\$38.76	-	\$63.39	-	\$32.07	-	\$1.55	-	\$97.01	-	
Sep-25	\$353.16	-	\$46.41	-	\$56.72	-	\$32.17	-	\$66.13	-	\$40.82	-	\$1.59	-	\$108.55	-	
Oct-25	\$307.95	-	\$36.32	-	\$57.36	-	\$28.56	-	\$57.52	-	\$45.98	-	\$1.61	-	\$105.12	-	
Nov-25	\$318.90	-	\$42.78	-	\$56.50	-	\$29.73	-	\$61.41	-	\$40.27	-	\$1.58	-	\$103.26	-	
Dec-25	\$306.79	-	\$48.53	-	\$58.23	-	\$33.51	-	\$62.41	-	\$31.67	-	\$1.54	-	\$95.61	-	
YTD	\$233.67	\$221.21	\$45.52	\$47.11	\$62.88	\$72.98	\$31.70	\$27.62	\$57.20	\$60.76	\$26.28	\$26.90	\$0.02	\$1.56	\$85.05	\$89.22	\$4.17

^{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



2025 Year to Date Summary

Energy Supply Summary (MWh)

		NYPA		Market P	urchases	Mark	et Sales
	Projected	Actual	Capacity Factor ¹	Projected	Actual	Projected	Actual
	(MWh)	(MWh)	(%)	(MWh)	(MWh)	(MWh)	(MWh)
Jan-25	276	343	82%	294	639	(243)	(139)
Feb-25	250	297	79%	435	541	(218)	(157)
Mar-25	277	339	81%	288	115	(163)	(591)
Apr-25	267	267	66%	210	207	(149)	(228)
May-25	277	317	76%	255	107	(100)	(260)
Jun-25	246	286	71%	472	551	(187)	(492)
Jul-25	247	295	71%	374	448	(419)	(402)
Aug-25	254	-	0%	275	-	(529)	-
Sep-25	240	-	0%	551	-	(373)	-
Oct-25	277	-	0%	192	-	(165)	-
Nov-25	268	1	0%	263	-	(284)	-
Dec-25	276	ı	0%	331	-	(225)	-
YTD	1,840	2,143	75%	2,326	2,607	(1,480)	(2,269)

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



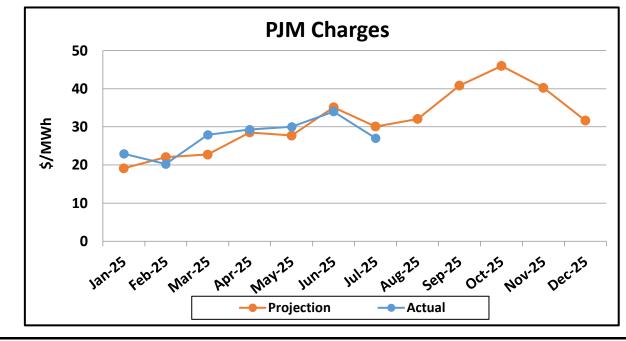
2025 Year to Date Summary

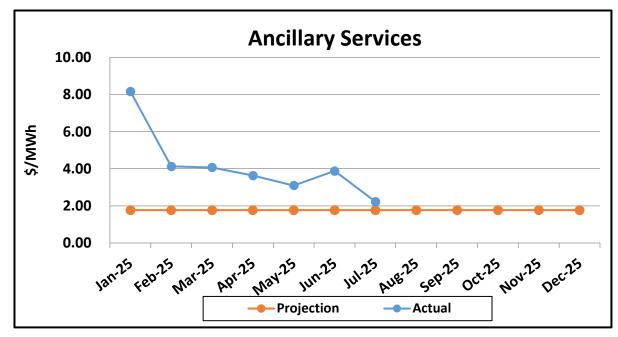
PJM Charge Summary (excl. PJM Market Interaction Costs)

	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-25	87	91	17	18	-	(13)	11	53	114	149	\$19.14	\$22.96	\$3.81
Feb-25	87	82	17	16	-	(12)	9	22	113	108	\$22.07	\$20.26	(\$1.81)
Mar-25	87	91	17	18	-	(4)	9	18	112	123	\$22.75	\$27.94	\$5.19
Apr-25	87	88	17	17	-	(8)	7	14	111	111	\$28.54	\$29.29	\$0.75
May-25	87	91	17	18	-	(9)	7	12	111	112	\$27.73	\$30.01	\$2.27
Jun-25	87	89	81	67	-	(7)	9	19	177	167	\$35.13	\$34.00	(\$1.12)
Jul-25	87	91	81	69	-	(8)	10	14	178	166	\$30.08	\$27.03	(\$3.05)
Aug-25	87	-	81	-	-	1	10	-	178	-	\$32.07	-	-
Sep-25	87	-	81	-	-	-	8	-	175	-	\$40.82	-	-
Oct-25	87	-	81	-	-	-	7	-	175	-	\$45.98	-	-
Nov-25	87	-	81	-	-	-	8	-	176	-	\$40.27	-	-
Dec-25	87	-	81	-	-	-	10	-	178	-	\$31.67	-	-
YTD	610	625	244	222	0	(61)	62	151	916	937	26.28	26.90	0.62

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

3/ The Rate is based on Total Sales





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



July 2024

		Projected				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)	(\$)	
lnν	roice Summary ¹										
	484D	F 020	ACA CA	4202.00 5	6.450		6400 F06	222.00	64.00	625 404	
1.	AMP (a) NYPA	5,930 247	\$64.61 \$26.09	\$383,096 \$6,441	6,150 295	\$66.44 \$15.12	\$408,586 \$4,459	220.09 48.01	\$1.83 (\$10.97)	\$ 25,491 (\$1,981)	
		80	•	• •		•			(\$10.97)		
	(b) PA Peaking Project		\$1,074.02	\$85,922	103.3	- ¢50.20	\$109,092	23.34	-	\$23,170	
	(c) Purchased Blocks	5,728	\$49.16	\$281,601	5,706	\$50.26	\$286,757	(22.40)	\$1.10	\$5,156	
	(d) Miscellaneous Costs ²	5,930	\$1.54	\$9,133	6,150	\$1.35	\$8,278	220.09	(\$0.19)	(\$854)	
2.	PJM	5,930	\$34.00	\$201,597	6,150	\$31.87	\$196,015	220.09	(\$2.12)	(\$5,581)	
	(a) Market Purchases	374	\$98.36	\$36,767	448	\$96.76	\$43,304	73.75	(\$1.60)	\$6,536	
	(b) Market Sales	(419)	\$32.25	(\$13,518)	(402)	\$33.61	(\$13,503)	17.39	\$1.36	\$15	
	(c) Charges/(Credits) ³	5,930	\$30.08	\$178,347	6,150	\$27.03	\$166,214	220.09	(\$3.05)	(\$12,132)	
3.	Total Wholesale Power Costs ⁴ :	5,930	\$98.61	\$584,692	6,150	\$98.32	\$604,602	220	(\$0.29)	\$19,909	

^{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



July 2024

				,	uly 2024			URS CO			
			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											
Resour	ces										
1.	NYPA										
2.	Fixed Charge	0.6	\$4.13	\$2,309	0.6	\$4.05	\$2,267	0	(0.08)	(\$42)	
3.	Energy Charge	247	\$19.58	\$4,833	295	\$5.53	\$1,631	48	(14.05)	(\$3,202)	
l.	Other Adjustments			\$0			\$0	0	0.00	\$0	
5.	Congestion & Losses	247	(\$2.84)	(\$701)	295	\$1.91	\$562	48	4.75	\$1,263	
5.	All in Cost	247	\$26.09	\$6,441	295	\$15.12	\$4,459	48	(10.97)	(\$1,981)	
	PA Peaking Project										
3.	Fixed Charge	4.8	\$1.80	\$8,640	4.3	\$0.00	\$0	(0)	(1.80)	(\$8,640)	
١.	Energy Charge	80	\$100.00	\$8,000	103.3	\$315.52	\$32,606	23	215.52	\$24,606	
.0.	Congestion & Losses	0	\$0.00	\$0	103.3	\$0.00	\$0	103	0.00	\$0	
1.	Other Adjustments	4.8	\$14.43	\$69,282	4.3	\$17.70	\$76,486	(0)	3.27	\$7,204	
.2.	All in Cost (\$/kW-mo)	4.8	\$17.90	\$85,922	4.3	\$25.25	\$109,092	(0)	7.35	\$23,170	
.3.	Total - Resources	327	\$282.61	\$92,362	398	\$285.18	\$113,551	71	2.57	\$21,189	
urcha	sed Blocks										
4.	BP 1.0 MW 7x24 (PPL)										
5.	Energy Charge	744	\$34.71	\$25,824	744	\$34.71	\$25,824	0	0.00	\$0	
6.	Congestion & Losses	744	(\$1.01)	(\$755)	744	\$0.68	\$509	0	1.70	\$1,264	
.7.	All in Cost	744	\$33.70	\$25,069	744	\$35.39	\$26,333	0	1.70	\$1,264	
.8.	BP 2.8 MW 5x16 (PPL)										
.9.	Energy Charge	896	\$40.91	\$36,655	986	\$40.91	\$40,321	90	0.00	\$3,666	
.0.	Congestion & Losses	896	(\$1.89)	(\$1,697)	986	\$0.03	\$29	90	1.92	\$1,726	
1.	All in Cost	896	\$39.02	\$34,958	986	\$40.94	\$40,350	90	1.92	\$5,392	
2.	Shell Fixed Load Shape 2x16 (PF	PL)									
3.	Energy Charge	1,179	\$64.85	\$76,471	965	\$64.85	\$62,567	(214)	0.00	(\$13,904)	
4.	Congestion & Losses	1,179	(\$0.35)	(\$409)	965	\$0.20	\$190	(214)	0.54	\$599	
25.	All in Cost	1,179	\$64.50	\$76,062	965	\$65.05	\$62,757	(214)	0.54	(\$13,305)	
6.	Shell Fixed Load Shape 5x16 (Pi	PL)									
7.	Energy Charge	1,024	\$64.85	\$66,406	1,126	\$64.85	\$73,047	102	0.00	\$6,641	
28.	Congestion & Losses	1,024	(\$1.89)	(\$1,940)	1,126	\$0.03	\$33	102	1.92	\$1,973	
9.	All in Cost	1,024	\$62.96	\$64,467	1,126	\$64.88	\$73,081	102	1.92	\$8,614	
0.	Shell Fixed Load Shape 7x8 (PPI	L)									
1.	Energy Charge	769	\$64.85	\$49,857	769	\$64.85	\$49,857	0	0.00	\$0	
2.	Congestion & Losses	769	(\$0.35)	(\$267)	769	\$1.90	\$1,458	0	2.24	\$1,724	
3.	All in Cost	769	\$64.50	\$49,590	769	\$66.75	\$51,315	0	2.24	\$1,724	
4.	CITI 1.5 MW 7x24 (PPL Resid)										
5.	Energy Charge	1,116	\$29.20	\$32,587	1,116	\$29.20	\$32,587	0	0.00	\$0	
6.	Congestion & Losses	1,116	(\$1.01)	(\$1,133)	1,116	\$0.30	\$334	0	1.31	\$1,466	
37.	All in Cost	1,116	\$28.19	\$31,454	1,116	\$29.50	\$32,921	0	1.31	\$1,466	
38.	Total - Purchased Blocks	5,728	\$49.16	\$281,601	5,706	\$50.26	\$286,757	(22)	1.10	\$5,156	

Borough of Perkasie July 2024 Delta Projection Actual Total Cost / Total Cost / Total Cost / **Billing Unit** Rate **Billing Unit** Rate **Billing Unit** Rate (Credit) (Credit) (Credit) (\$/MWh) / (\$/MWh)/ (\$/MWh) / (MWh)/(MW) (MWh)/(MW) (\$) (MWh)/(MW) (\$) (\$) (\$/kW-mo) (\$/kW-mo) (\$/kW-mo) Miscellaneous Costs AMP Fees 5,930 \$1.54 \$9,133 6,150 \$1.35 \$8,278 220 (0.19)(\$854) 40. 0.00 Adjustment for Pool Power \$0 \$0 0 41. 220 Total - Miscellaneous Costs 5,930 \$1.54 \$9,133 6,150 \$1.35 \$8,278 (0.19)(\$854) 42. Total - AMP \$383,096 \$408,586 0.00 \$25,491 0 PJM Charges 43. **Market Interaction** 44. **Net Market Purchases** 374 \$98.36 \$36,767 448 \$96.76 \$43,304 74 (\$1.60) \$6,536 45. \$110.34 \$58,582 \$58,582 **Day-Ahead Purchases** 531 531 \$110.34 \$48.29 \$48.29 46. **Balancing Purchases** 96 \$4,645 96 \$4,645 47. (419)\$32.25 (\$13,518) (402)\$33.61 17 \$1.36 \$15 **Net Market Sales** (\$13,503) 48. **Day-Ahead Sales** (343)\$28.73 (\$9,853) (343)\$28.73 (\$9,853) 49. (238)\$98.90 (238)(\$23,573) **Balancing Sales** (\$23,573) \$98.90 50. NITS 14 \$6.07 \$87,125 10 \$9.24 \$91,463 (4) \$3.17 \$4,338 51. \$0.00 \$0 10 \$0.87 \$8,613 (4) \$0.87 \$8,613 Other Transmission Charges 14 52. **RPM Capacity** 53. **RPM** Charge 16 \$5.50 \$85,316 9 \$8.38 \$74,045 (6) \$2.89 (\$11,270) 54. **RPM Credit** (\$4,589) (\$5,020) (\$431) 55. Net RPM \$80,726 \$69,025 (\$11,701) 5,930 \$1.77 6,150 \$0.43 (\$1.34) 56. Ancillary \$10,495 \$2,656 220 (\$7,839) 57. ARR/FTR Credits 5,930 \$0.00 \$0 6,150 (\$1.30) (\$7,989) 220 (\$1.30) (\$7,989)\$0.00 \$0.40 \$0.40 \$2,446 58. **Administration Charges** 5,930 \$0 6,150 \$2,446 220 59. True-Up Load Reconciliation \$0 \$0 \$0 (\$2.12) 60. **Total PJM Charges** 5,930 \$34.00 \$201,597 6,150 \$31.87 \$196,015 220 (\$5,581)

Prepared by:

Jeffrey P. Garton, Esquire

Begley, Carlin & Mandio, LLP 680 Middletown Boulevard Langhorne, PA 19047

Return to:

Jeffrey P. Garton, Esquire

Begley, Carlin & Mandio, LLP 680 Middletown Boulevard Langhorne, PA 19047

Tax Parcel:

33-010-007

PERMANENT STORMWATER EASEMENT AND TEMPORARY CONSTRUCTION AND ACCESS EASEMENT LANDS N/F MICHAEL J. RUSSO AND ASHLIE M. REED, TAX PARCEL 33-010-007

THIS INDENTURE, made this 2 st day of July, 2025, by and between MICHAEL J. RUSSO and ASHLIE M. REED, residing at 128 E. Walnut Street, Perkasie, PA 18944 (hereinafter referred to as "Grantor"), and the BOROUGH OF PERKASIE, a political subdivision of the Commonwealth of Pennsylvania, maintaining a principal place of business at 620 West Chestnut Street, Perkasie, PA 18944 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto them well and truly paid at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell to said Grantee, its successors and assigns, a certain permanent stormwater easement and temporary construction and access easement under and through the property of the Grantor, to be utilized by the Grantee, which said property of Grantor is identified as Bucks County Tax Map Parcel 33-010-007, also known as 128 E. Walnut Street, Perkasie, Pennsylvania, and the permanent stormwater easement and temporary construction and access easement is more specifically described on the plan, which is attached hereto as Exhibit "A". In addition, thereto, the permanent stormwater easement and

temporary construction and access easement is also described in a Metes and Bounds description, attached hereto as Exhibit "B" and incorporated herein by reference.

This grant of a permanent stormwater easement and temporary construction and access easement is subject to the Grantee, upon completion of the project, restoring the property to the condition required by the plan in an appropriate fashion.

Grantee shall indemnify and save the Grantor harmless from any claims made against Grantor as a result of Grantee's utilization of the permanent stormwater easement and temporary construction and access easement area, which said indemnification shall include, but not be limited to, the payment of any claims, attorney's fees, costs, etc.

TO HAVE AND TO HOLD, the temporary construction easement shall terminate five (5) years from the date of this instrument. The stormwater and access easements are permanent easements.

AND THAT THE SAID GRANTOR, for themselves, their heirs and assigns, does by these presents further covenant, promise, and agree to and with the Grantee, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under it, to defend and warrant said title.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

ATTEST:

GRANTOR:

11 11 11 1

MICHAEL & RUSSO

ASHLIE M. REED

{01047007/}

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4	1 7		

GRANTEE: BOROUGH OF PERKASIE

1

ву:_

{01047007/}

3

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF BUCKS

On this, the 10th day of JUI , 2025, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned individual, personally appeared, MICHAEL J. RUSSO and ASHLIE M. REED, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: Jan 20,2028

Commonwealth of Pennsylvania - Notary Seal Stephanie Hess, Notary Public **Bucks County** My commission expires January 20, 2028 Commission number 1362491

Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF BUCKS

On this 1 day of July, 2015, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared James Ryder, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of the BOROUGH OF PERKASIE, and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

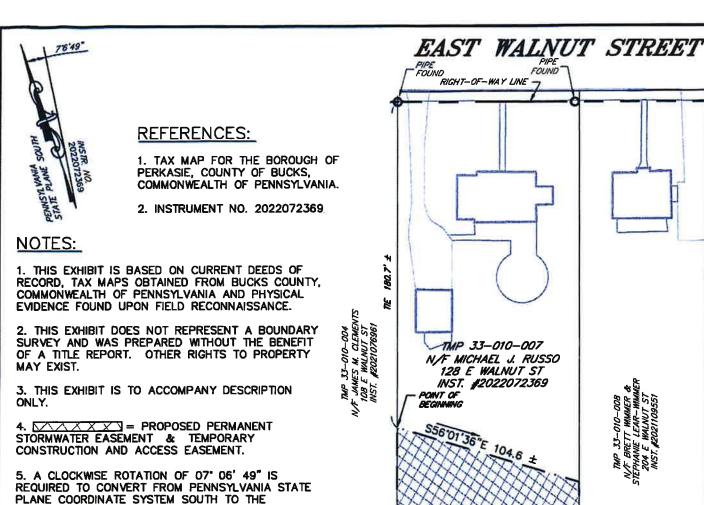
(SEAL)

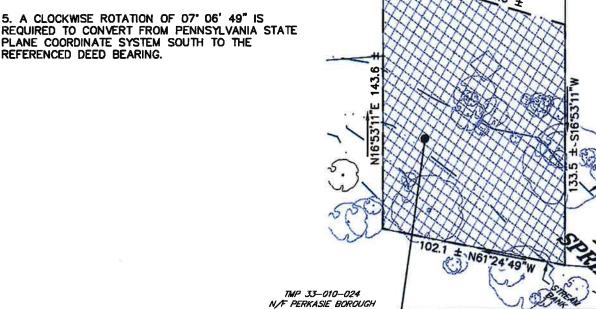
Commonwealth of Pennsylvania - Notary Seal
Committegan E. McShane, Notary Rath Seal
Mer Bucks Country Public
My commission expires July 22, 2026
My Commission number 1/22, 2026
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires:

EXHIBIT "A"





50 0 50 100 SCALE IN FEET

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 85 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

DRAWN BY: HMD

EASEMENT

Creek Steambank\Survey\Drawings\Production

PROJECTS\2014\1403043_Pleasant_Spring.

JOB NO.: 14-03043

08/08/2024

SCALE: 1"=50"

EAST SPRUCE STREET DEED 2307 BOOK PAGE 1171

EASEMENT EXHIBIT
TMP 33-010-007
PERMANENT STORMWATER EASEMENT

PERMANENT STORMWATER EASEMEN

TEMPORARY CONSTRUCTION

AND ACCESS EASEMENT 13,854 S.F. OR 0.32 AC PIPE

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

EXHIBIT "B"

{01047007/}



Metes and Bounds Description Permanent Stormwater Easement & Temporary Construction and Access Easement on TMP 33-010-007 Lands N/F Michael J. Russo Perkasie Borough, Bucks County, Pennsylvania

Beginning at a point on the dividing line between TMP 33-010-007, lands now or formerly of Michael J. Russo, and TMP 33-010-004, lands now or formerly of James M Clements, at a distance of 180.7 +/- feet along said dividing line from a pipe found on the southerly right-of-way line of East Walnut Street, and from said Point and Place of Beginning the following courses based on the Pennsylvania State Plane Coordinate System South (NAD 83) (*a clockwise rotation of 07°06' 49" is required to convert from the Pennsylvania state plane coordinate system south to the deed of record as recorded in Instrument Number 2022072369), thence;

- 1. Through said lands now or formerly of Russo, South 56° 01' 36" East, for a distance of 104.6 +/- feet to a point on the dividing line between lands now or formerly of Russo and TMP 33-010-008, lands now or formerly of Brett Wimmer & Stephanie Lear-Wimmer, thence
- 2. Along the dividing line between said lands now or formerly of Russo and lands now or formerly of Wimmer, South 16° 53' 11" West, for a distance of 133.5 +/- feet to a point on the dividing line between lands now or formerly of Russo and TMP 33-010-024, lands now or formerly of Perkasie Borough, thence
- 3. Along the dividing line between said lands now or formerly of Russo and lands now or formerly of Perkasie Borough, North 61° 24' 49" West, a distance of 102.1 +/- feet to a point, thence;
- 4. Along the same and then along the dividing line between lands now or formerly of Russo and lands now or formerly of Clements, North 16° 53' 11" East, for a distance of 143.6 +/- feet to the POINT AND PLACE OF BEGINNING.

Containing 13,854 square feet or 0.32 acres, more or less.

Attached hereto as Exhibit 'A' is a plan entitled "Easement Exhibit, TMP 33-010-007, Permanent Stormwater Easement & Temporary Construction and Access Easement, Perkasie Borough, Bucks County, Pennsylvania, prepared by Gilmore & Associates, Inc., New Britain, Pennsylvania, dated August 08, 2024, and by this reference made a part hereof.

Dated:

August 08, 2024

File No.:

14-03043

Prepared by:

Russell T. Cross

Pennsylvania License No.: SU075552

RC/hmd

Page 1 of 1

Prepared by:

Jeffrey P. Garton, Esquire Begley, Carlin & Mandia, LLP

680 Middletown Boulevard Langhorne, PA 19047

Return to:

Jeffrey P. Garton, Esquire

Begley, Carlin & Mandia, LLP 680 Middletown Boulevard Langhorne, PA 19047

Tax Parcel:

33-010-004

PERMANENT STORMWATER EASEMENT AND TEMPORARY CONSTRUCTION AND ACCESS EASEMENT LANDS N/F JAMES M. CLEMENTS, TAX PARCEL 33-010-004

THIS INDENTURE, made this 15 day of August, 2025, by and between JAMES M. CLEMENTS, residing at 108 E. Walnut Street, Perkasie, PA 18944 (hereinafter referred to as "Grantor"), and the BOROUGH OF PERKASIE, a political subdivision of the Commonwealth of Pennsylvania, maintaining a principal place of business at 620 West Chestnut Street, Perkasie, PA 18944 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto them well and truly paid at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell to said Grantee, its successors and assigns, a certain permanent stormwater easement and temporary construction and access easement under and through the property of the Grantor, to be utilized by the Grantee, which said property of Grantor is identified as Bucks County Tax Map Parcel 33-010-004, also known as 108 E. Walnut Street, Perkasie, Pennsylvania, and the permanent stormwater easement and temporary construction and access easement is more specifically described on the plans, which are attached hereto as Exhibit "A". In addition, thereto, the permanent stormwater easement and temporary construction and access easement is also described in Metes and Bounds descriptions, attached hereto as Exhibit "B"

and incorporated herein by reference. Such easements shall be non-exclusive and nothing shall prohibit Grantor from his reasonable use of the property that is subject to the easement.

This grant of a permanent stormwater easement and temporary construction and access easement is subject to the following:

- (A) the Grantee conducting work only on weekdays during business hours and upon reasonable notice to Grantor.
- (B) the Grantee removing from the property that compromised tree previously identified by the parties.
- (C) the Grantee, upon completion of the project, restoring the property to the condition required by the plan in an appropriate fashion, including but not limited to (1) repairing any sidewalk damaged by Grantee's equipment entering the property; (2) grading the ground disturbed, seeding for grass and reseeding (as necessary), and (3) removing damaged and destroyed trees and shrubbery and replacing the effected trees and shrubbery.
- (D) the Grantee using only contractors that have industry standard liability insurance naming Grantor as an additional insured during the course of the work.
- (E) the Grantee installing a catch basin of adequate size and function at the end of the existing drainage pipe in the side yard and repairing or replacing it if it is damaged in the course of the work performed.
- (F) the Grantee restoring its work if it fails at any time in the first year period after the work is performed if the failure is a result of Grantee's work.

Grantee shall indemnify and save the Grantor harmless from any claims made against Grantor as a result of Grantee's utilization of the permanent stormwater easement and temporary construction and access easement area, which said indemnification shall include, but not be limited to, the payment of any claims, attorney's fees, costs, etc.

TO HAVE AND TO HOLD, the temporary construction easement shall terminate five (5) years from the date of this instrument. The stormwater and access easements are permanent easements, provided

that after the completion of the initial work, Grantee may use the access easement only upon reasonable notice given to the Grantor.

AND THAT THE SAID GRANTOR, for themself, their heirs and assigns, does by these presents further covenant, promise, and agree to and with the Grantee, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under it, to defend and warrant said title.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

ATTEST:

Michaela L Wiecerd

GRANTOR:

GRANTEE:

JAMES M. CLEMENTS

BOROUGH OF PERKASIE

ATTEST:

By:

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF Montgomery:

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Hathleen Myslk Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathleen M Delk, Notary Public
Montgomery County
My Commission Expires June 8, 2026
Commission Number 1256279

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF BUCKS

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

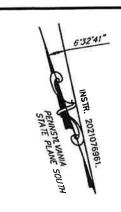
Megan C. Mc Shene Notary Public

> Commonwealth of Pennsylvania - Notary Seal Megan E. McShane, Notary Public Bucks County

My commission expires July 22, 2026 Commission number 1151826

Member, Pennsylvania Association of Notaries

EXHIBIT "A"



NOTES:

EASEMENT EXHIBITS.

Steambank\Survey\Drawings\Production

Pleasant

IRVEY\PROJECTS\2014\1403043_

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- 1. THIS EXHIBIT IS BASED ON CURRENT DEEDS OF RECORD, TAX MAPS OBTAINED FROM BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AND PHYSICAL EVIDENCE FOUND UPON FIELD RECONNAISSANCE.
- 2. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- 3. THIS EXHIBIT IS TO ACCOMPANY 3 DESCRIPTION ONLY.
- 4. PROPOSED PERMANENT STORMWATER EASEMENT
- 5. A CLOCKWISE ROTATION OF 06° 32' 41" IS REQUIRED TO CONVERT FROM PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH TO THE REFERENCED DEED BEARING.

N16'59'31"E 49.2 ± REBAR FOUND STREAM BANK PIPE FOUND N64°50'41"W 8.5 ± TMP 33-009-056 N/F PERKASIE BOROUGH CONSTITUTION AVE L STREAM BANK

REBAR FOUND

2

REBAR FOUND

N/F MATTHEW L. & LIZABETH S. ZIMMERNAN 106 E WALNUT ST INST. #2013037483 STORMWATER M EASEMENT 8,686 S.F. OR 0.20 AC S86'47'29"E TMP 33-010-007

/F MICHAEL J. RUSSO
128 E WALNUT ST
INST. #2019041895 POINT OF BEGINNING 51.5 ± S78'26'47"E S63'36'39"E 48.5 ± 56.1 ± MA S 4 0 145.3 ± N77'00'41"W PLEASANT SPRING CREEK 33-010-024 TMP N/F PERKASIE BOROUGH EAST SPRUCE STREET DEED 2307 BOOK PAGE 1171

EAST WALNUT STREET

RIGHT-OF-WAY LINE

TMP 33-010-004 N/F JAMES M. CLEMENTS

> 108 E WALNUT ST INST. #2021076961

> > TEMPORARY CONSTRUCTION AND ACCESS EASEMENT

> > > PERMANENT

FOUND

1806

REFERENCES:

- 1. TAX MAP FOR THE BOROUGH OF PERKASIE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
- 2. PLAN ENTITLED "PROPERTY SURVEYED FOR LILLIE S NACE, PERKASIE BORO BUCKS CO. PA", PREPARED BY G. MARVIN HENDRICKS, PE, FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON 8-22-1978 IN PLAN BOOK 172, PAGE 26.
- 3. INSTRUMENT NO. 2021076961.





GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 . (215) 345-4330

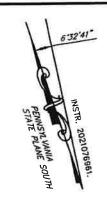
DRAWN BY: HMD

JOB NO.: 14-03043 DATE: 08/08/2024 SCALE: 1"=50"

EASEMENT EXHIBIT TMP 33-010-004

PERMANENT STORMWATER **EASEMENT**

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA



NOTES:

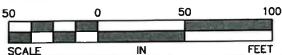
EASEMENT EXHIBITS.

JECTS\2014\1403043_Pleasant_Spring_Creek_Steambank\Survey\Drawings\Production_Drawings\1403043

- 1. THIS EXHIBIT IS BASED ON CURRENT DEEDS OF RECORD, TAX MAPS OBTAINED FROM BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AND PHYSICAL EVIDENCE FOUND UPON FIELD RECONNAISSANCE.
- 2. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- 3. THIS EXHIBIT IS TO ACCOMPANY DESCRIPTION ONLY.
- 4. PROPOSED TEMPORARY CONSTRUCTION AND ACCESS EASEMENT.
- 5. A CLOCKWISE ROTATION OF 06° 32' 41" IS REQUIRED TO CONVERT FROM PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH TO THE REFERENCED DEED BEARING.

REFERENCES:

- TAX MAP FOR THE BOROUGH OF PERKASIE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
- 2. PLAN ENTITLED "PROPERTY SURVEYED FOR LILLIE S NACE, PERKASIE BORO BUCKS CO. PA", PREPARED BY G. MARVIN HENDRICKS, PE, FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON 08-22-1978 IN PLAN BOOK 172, PAGE 26.
- 3. INSTRUMENT NO. 2021076961.



GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

DRAWN BY: JOB NO.: DATE: SCALE:
HMD 14-03043 08/08/2024 1"=50"

EASEMENT EXHIBIT
TMP 33-010-004
TEMPORARY
CONSTRUCTION AND
ACCESS EASEMENT

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20.0 ±

169.

N17.02'02

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145.3 ± N77'00'41"W

PLEASANT SPRING CREEK

TMP 33-010-024 N/F PERKASIE BOROUGH

DEED 2307 BOOK PAGE 1171

EASEMEN

S17'20'

#

228.6

TMP 33-010-007 JF MICHAEL J. RUSSO 128 E WALNUT ST NST. #2019041895

EAST WALNUT STREET

REBAR FOUND

REBAR FOUND

REBAR FOUND

STREAM BANK

TMP 33-009-056

N/F PERKASIE BOROUGH

CONSTITUTION AVE

N/F MATTHEW L. & EUZABETH S. ZIMMERMAN 106 E WALNUT ST INST. #2013037483

.29

PIPE FOUND

N64'50'41"W

STREAM BANK

8.5 ±

RIGHT-OF-WAY LINE

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT

S73'00'29"E 134.7 ±

13,267 S.F. OR 0.30 AC

TMP 33-010-004 N/F JAMES M. CLEMENTS

108 E WALNUT ST INST. #2021076961

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

EXHIBIT "B"

{01047007/}



Metes and Bounds Description Permanent Stormwater Easement on TMP 33-010-004 Lands N/F James M. Clements Perkasie Borough, Bucks County, Pennsylvania

Beginning at a point on the dividing line between TMP 33-010-004, lands now or formerly of James M. Clements, and TMP 33-010-007, lands now or formerly of Michael J. Russo, at a distance of 180.6 +/- feet as measured along said dividing line from a pipe found on the southerly right-of-way line of East Walnut Street, and from said Point and Place of Beginning the following courses based on the Pennsylvania State Plane Coordinate System South (NAD 83) (*a clockwise rotation of 06° 32' 41" is required to convert from the Pennsylvania state plane coordinate system south to the deed of record as recorded in Instrument Number 2021076961), thence;

- Along said dividing line between lands now or formerly of Clements and lands now or formerly of Russo, South 17° 20' 19" West, for a distance of 48.0 +/- feet to a corner on the dividing line between lands of Clements and TMP 33-010-024, lands now or formerly of Perkasie Borough, thence;
- Along the dividing line between lands now or formerly of Clements and lands now or formerly of Perkasie Borough, North 77° 00' 41" West, for a distance of 145.3 +/- feet to a point on the dividing line between lands now or formerly of Clements and TMP 33-009-056, other lands now or formerly of Perkasie Borough, thence;
- Along the dividing line between lands now or formerly of Clements and lands now or formerly of Perkasie borough, North 64° 50' 41" West, for a distance of 8.5 +/- feet to a pipe found on the dividing line between lands now or formerly of Clements and TMP 33-010-003-001, lands now or formerly of Matthew L. & Elizabeth S. Zimmerman, thence;
- 4. Along the dividing line between lands now or formerly of Clements and lands now or formerly of Zimmerman, North 16° 59' 31" East, for a distance of 49.2 +/- feet to a point, thence;

Through said lands now or formerly of Clements, the following three (3) courses and distances:

- 5. South 86° 47' 29" East, for a distance of 51.5 +/- feet to a point, thence;
- 6. South 78° 26' 47" East, for a distance of 48.5 feet +/- to a point, thence;
- 7. South 63° 36' 39" East, for a distance of 56.1 +/- feet to the POINT AND PLACE OF BEGINNING.

Containing 8,686 square feet or 0.20 acres, more or less.

Attached hereto as Exhibit 'A' is a plan entitled "Easement Exhibit, TMP 33-010-004, Permanent Stormwater Easement, Perkasie Borough, Bucks County, Pennsylvania, prepared by Gilmore & Associates, Inc., New Britain, Pennsylvania, dated August 08, 2024, and by this reference made a part hereof.

Dated: August 08, 2024
File No.: 14-03043
Prepared by: Russell T, Cross
Pennsylvenia License No.: \$1,0755

Pennsylvania License No.: SU075552

RC/hmd

Page 1 of 1

BUILDING ON A FOUNDATION OF EXCELLENCE



Metes and Bounds Description Temporary Construction and Access Easement on TMP 33-010-004 Lands N/F James M. Clements Perkasie Borough, Bucks County, Pennsylvania

Beginning at a pipe found on the southerly right-of-way line of East Walnut Street, at the dividing line between TMP 33-010-004, lands now or formerly of James M. Clements, and TMP 33-010-007, lands now or formerly of Michael J. Russo, and from said Point and Place of Beginning the following courses based on the Pennsylvania State Plane Coordinate System South (NAD 83) (*a clockwise rotation of 06° 32' 41" is required to convert from the Pennsylvania state plane coordinate system south to the deed of record as recorded in Instrument Number 2021076961), thence;

- Along the dividing line between lands now or formerly of Clements and lands now or formerly of Russo, South 17° 20' 19" West, for a distance of 228.6 +/- feet to a corner on the dividing line between lands of Clements and TMP 33-010-024, lands now or formerly of Perkasie Borough, thence;
- 2. Along the dividing line between lands now or formerly of Clements and lands now or formerly of Perkasie Borough, North 77° 00' 41" West, for a distance of 145.3 +/- feet to a point on the dividing line between lands now or formerly of Clements and TMP 33-009-056, other lands now or formerly of Perkasie Borough thence;
- 3. Along the dividing line between lands now or formerly of Clements and lands now or formerly of Perkasie Borough, North 64° 50' 41" West, for a distance of 8.5 +/- feet to a pipe found on the dividing line between said lands now or formerly of Clements and TMP 33-010-003-001, lands now or formerly of Matthew L & Elizabeth S Zimmerman, thence;
- 4. Along the dividing line between lands now or formerly of Clements and lands now or formerly of Zimmerman, North 16° 59' 31" East, for a distance of 68.5 +/- feet to a point, thence;

Through said lands now or formerly of Clements, the following two (2) courses and distances:

- 5. South 73° 00' 29" East, for a distance of 134.7 feet +/- to a point, thence;
- 6. North 17° 02 02" East, for a distance of 169.0 +/- feet to a point on the southerly right-of-way line of East Walnut Street, thence;
- Thence along the southerly right-of-way line of East Walnut Street, South 73° 01' 56" East, for a distance of 20.0 +/- feet to the POINT AND PLACE OF BEGINNING.

Containing 13,267 square feet or 0.30 acres, more or less.

Attached hereto as Exhibit ¹A¹ is a plan entitled "Easement Exhibit, TMP 33-010-004 Temporary Construction And Access Easement, Perkasie Borough, Bucks County, Pennsylvania, prepared by Gilmore & Associates, Inc., New Britain, Pennsylvania, dated August 08, 2024, and by this reference made a part hereof.

Dated: August 08, 2024

File No.: 14-03043

Prepared by: Russell T. Cross Pennsylvania License No.: SU075552

RC/hmd

Page 1 of 1

BUILDING ON A FOUNDATION OF EXCELLENCE

Prepared by:

Jeffrey P. Garton, Esquire

Begley, Carlin & Mandio, LLP 680 Middletown Boulevard Langhorne, PA 19047

Return to:

Jeffrey P. Garton, Esquire

Begley, Carlin & Mandio, LLP 680 Middletown Boulevard Langhorne, PA 19047

Tax Parcel:

33-009-056-001

PERMANENT STORMWATER EASEMENT LANDS N/F STEPHEN & DENISE VERNACHIO, TAX PARCEL 33-009-056-001

THIS INDENTURE, made this day of August, 2025, by and between **STEPHEN & DENISE VERNACHIO**, residing at 215 Constitution Avenue, Perkasie, PA 18944 (hereinafter referred to as "Grantor"), and the **BOROUGH OF PERKASIE**, a political subdivision of the Commonwealth of Pennsylvania, maintaining a principal place of business at 620 West Chestnut Street, Perkasie, PA 18944 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto them well and truly paid at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell to said Grantee, its successors and assigns, a certain permanent stormwater easement under and through the property of the Grantor, to be utilized by the Grantee, which said property of Grantor is identified as Bucks County Tax Map Parcel 33-009-056-001, also known as 215 Constitution Avenue, Perkasie, Pennsylvania, and the permanent stormwater easement is more specifically described on the plans, which are attached hereto as Exhibit "A". In addition, thereto, the permanent stormwater easement is also described in Metes and Bounds descriptions, attached hereto as Exhibit "B" and incorporated herein by reference.

This grant of a temporary construction and access easement is subject to the Grantee, upon completion of the project, restoring the property to the condition required by the plan in an appropriate fashion.

Grantee shall indemnify and save the Grantor harmless from any claims made against Grantor as a result of Grantee's utilization of the temporary construction and access easement area, which said indemnification shall include, but not be limited to, the payment of any claims, attorney's fees, costs, etc.

TO HAVE AND TO HOLD, the temporary construction easement shall terminate five (5) years from the date of this instrument. The access easement is a permanent easement.

AND THAT THE SAID GRANTOR, for themselves, their heirs and assigns, does by these presents further covenant, promise, and agree to and with the Grantee, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under it, to defend and warrant said title.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

ATTEST:	GRANIOR
Megan E. Mc Shane	STEPHEN VERNACHIO
	Denise Vernachio

ATTEST:

ву:______

BOROUGH OF PERKASIE

Ann

GRANTEE:

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF BUCKS

On this, the <u>Jo</u>day of <u>August</u>, 20<u>J</u>5, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned individual, personally appeared, **STEPHEN & DENISE VERNACHIO**, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Commonwealth of Pennsylvania - Notary Seal Megan E. McShane, Notary Public Bucks County My commission expires July 22, 2026

Commission number 1151826

Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF BUCKS

On this 17 day of AUGUST, 2015, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared JAMES RYDER, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of the BOROUGH OF PERKASIE, and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Commonwealth of Pennsylvania - Notary Seal Megan E. McShane, Notary Public Bucks County My commission expires July 22, 2026 Commission number 1151826

Member, Pennsylvania Association of Notaries

Mugan E. Mc Shane Notary Public

My Commission Expires:

EXHIBIT "A"

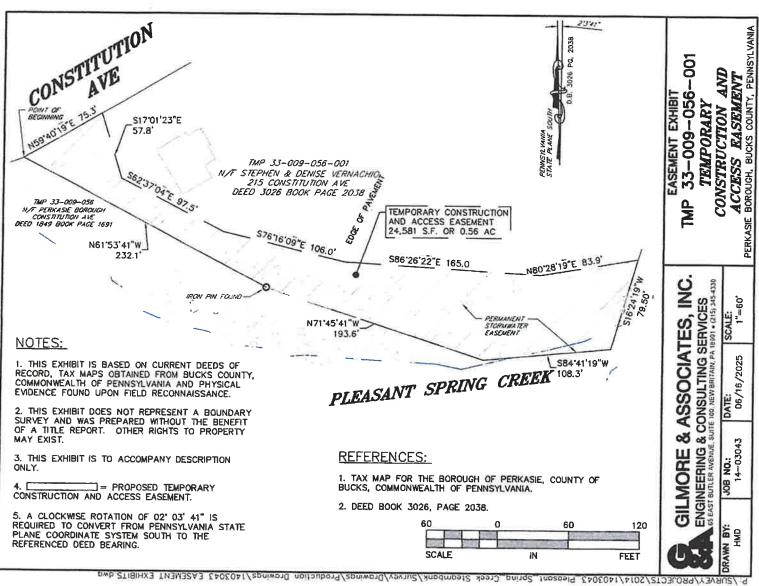


EXHIBIT "B"



Metes and Bounds Description Temporary Construction and Access Easement on TMP 33-009-056-001 Lands N/F Stephen & Denise Vernachio Perkasie Borough, Bucks County, Pennsylvania

Beginning at a point in the bed of Constitution Avenue on the westerly end of the line dividing TMP 33-009-056-001, lands now or formerly of Stephen & Denise Vernachio, and TMP 33-009-056, lands now or formerly of Perkasie Borough, and from said Point and Place of Beginning the following courses based on the Pennsylvania State Plane Coordinate System South (NAD 83) (*a clockwise rotation of 02° 03' 41" is required to convert from the Pennsylvania state plane coordinate system south to the deed of record as recorded in Deed Book 3026 page 2038), thence:

 Through the bed of Constitution Avenue, North 59°40'19" East for a distance of 75.3 feet to a point; thence;

The following five (5) courses and distances through TMP 33-009-056-001, lands now or formerly of Stephen & Denise Vernachio,

- 2. South 17° 01' 23" East, for a distance of 57.8 feet to a point, thence;
- 3. South 62° 37' 04" East, for a distance of 97.5 feet to a point, thence;
- 4. South 76° 16' 09" East, for a distance of 106.0 feet to a point, thence;
- 5. South 86° 26' 22" East, for a distance of 165.0 feet to a point, thence;
- 6. North 80° 28' 19" East, for a distance of 83.9 feet to a point on the dividing line between lands now or formerly of Vernachio and lands now or formerly of Perkasie Borough, thence;

Along said dividing line the following three (3) courses and distances:

- 7. South 16° 24' 19" West, for a distance of 79.5 feet to a point, thence:
- South 84° 41' 19" West, for a distance of 108.3 feet to a point, thence;
- South North 71° 45' 41" West, for a distance of 193.6 feet to an iron pin found, thence;
- 10. North 61° 53' 41" West, for a distance of 232.1 feet to the POINT AND PLACE OF BEGINNING.

Containing 24,581 square feet or 0.5643 acres.

Attached hereto as Exhibit 'A' is a plan entitled "Easement Exhibit, TMP 33-009-056-001, Temporary Construction And Access Easement, Perkasie Borough, Bucks County, Pennsylvania, prepared by Gilmore & Associates, Inc., New Britain, Pennsylvania, dated June 16, 2025, and by this reference made a part hereof.

Dated:

June 16, 2025

File No.:

14-03043

Prepared by: Jason N. Bertzos

Pennsylvania License No.: SU075425

Page 1 of 1

www.gilmore-assoc.com

BUILDING ON A FOUNDATION OF EXCEL

Borough of Perkasie Resolution #2025-41

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PERKASIE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING APPLICATION FOR GRANT FROM THE PENNSYLVANIA COMMISSION ON CRIME & DELINQUENCY

BE IT RESOLVED, that the Borough Council of Perkasie Borough hereby requests a FY 2024 Byrne SCIP Local Solicitation grant totaling up to \$194,488.00 from the Pennsylvania Commission on Crime & Delinquency to be used by Perkasie Borough Police Department to support the continuation of the Civilian Community Relations Program in Perkasie Borough.

BE IT FURTHER RESOLVED, that the Borough Council of Perkasie Borough does hereby designate Robert Schurr, Chief of Police, and Andrea Coaxum, Borough Manager, as the officials to execute all documents and agreements between Perkasie Borough and the Pennsylvania Commission on Crime & Delinquency to facilitate and assist in obtaining the requested grant.

I, Andrea Coaxum, duly qualified Secretary to the Borough Council of Perkasie Borough, Bucks County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of Perkasie Borough at a regular meeting held on September 2, 2025 and said Resolution has been recorded in the Minutes of the Borough Council of Perkasie Borough and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Borough Council of Perkasie Borough, this 2nd day of September 2025.

ATTECT.

ATTEST:	PERRASIE BURUUGH:
By	By:
Andrea L. Coaxum, Secretary	James Ryder, Council President

DEDIZACIE DODOUCII.







Back Button will not take you back pages, instead use the application menus and controls.

 Main Menu
 User Management
 Funding Announcement
 Project Management
 Work Manager

Project Application Monitoring Audit Fiscal Details Reporting Requirements

Grant ID: 47154 (Electronic Signature Enabled)

Status: Open - Draft

Project Title: Perkasie Borough Community Relations Program

Fund Announcement: FY 2024 Byrne SCIP Local Solicitation

No Agency Signatories exist for Perkasie, Borough of. Your organization must have at least one designated user approved with the Agency Signatory role before any required documents can be signed.

The Agency Signatory security role is NOT required to submit your grant document.

BUDGET SUMMARY

Section Point Value: 15 Completion Status: Complete >

Created By: Mr. Christopher Doheny Last Update By: Mr. Christopher Doheny

Created Date: 7/10/2025 10:29:51 AM Last Update Date: 7/17/2025 11:27:55 AM

BY RECIPIENT AGENCY	YEAR1	YEAR2	TOTAL
Perkasie, Borough of (Agency Budget)	109,614.00	84,874.00	194,488.00
Total:	109,614.00	84,874.00	194,488.00
BY CATEGORY	YEAR1	YEAR2	TOTAL
Personnel	79,997.00	61,792.00	141,789.00
Employee Benefits	29,017.00	22,832.00	51,849.00
Travel (Including Training)	100.00	0.00	100.00
Equipment	0.00	0.00	0.00
Supplies & Operating Expenses	500.00	250.00	750.00
Consultants	0.00	0.00	0.00
Construction	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total:	109,614.00	84,874.00	194,488.00
BY SOURCE	YEAR1	YEAR2	TOTAL
Federal	109,614.00	84,874.00	194,488.00
State	0.00	0.00	0.00
Project Income	0.00	0.00	0.00
Interest	0.00	0.00	0.00
State Match	0.00	0.00	0.00
Cash Match (New Approp.)	0.00	0.00	0.00
In-Kind Match	0.00	0.00	0.00
Project Income Match	0.00	0.00	0.00
Total: Σ	109,614.00	84,874.00	194,488.00

Budget Setup

Save Save And Continue Editing Return to Application Summary

Please send technical comments and problems to <u>EGRANTS Support</u>.

Copyright © 2001-2025 Pennsylvania Commission on Crime and Delinquency, All rights reserved. Unauthorized Access Prohibited. v4.1.127.79_002 / fv2.2.53.0 / elv6.0.0.0

PERKASIE BOROUGH POLICE DEPARTMENT

Memo

To: Mayor Jeff Hollenbach

Perkasie Borough Council

Andrea Coaxum, Borough Manager

From: CHIEF ROBERT A. SCHURR

cc:

Date: August 18, 2025

Re: Records Management System

In 2022, I was notified that our current police records management system, Metro-Alert, was entering its end-of-life phase and would be discontinued in November 2024. After receiving pushback, Metro Alert advised its customers that it would rescind its end-of-life date of 2024, but at some point in the future, the system would be discontinued. Metro Alert is no longer providing updates to this system.

I looked into and received pricing for the new system that the parent company of Metro-Alert was promoting; however, that system was almost \$200,000.00. I researched pricing and investigated other RMS competitors, and have settled on CODY PATHFINDER.

Most police departments in Bucks County and Pennsylvania have transitioned over to CODY PATHFINDER, which is based in Pottstown, Pennsylvania. The benefits of CODY PATHFINDER are that it is a web-based system and all data will be stored on the cloud, eliminating another server and the costs of server replacement. The PATHFINDER system will also have a CAD interface with Bucks County 911, which means when dispatchers enter call information into their system, it will populate in our system, reducing data input time for our officers when writing reports. Additionally, the CODY PATHFINDER system has a Commonwealth of Pennsylvania Photo Imaging Network (CPIN) interface, which allows the system to auto-populate with our Live Scan system, which also reduces the

time that officers will spend entering information into the Live Scan system when processing and arraigning criminal defendants.

Over the past several years, grant funding for RMS programs has been difficult to obtain. Since CODY PATHFINDER has a CPIN interface, I reached out to our Bucks County Live Scan group and inquired if Live Scan funds could be used to purchase the Cody PATHFINDER system. I was advised that purchasing CODY PATHFINDER is an acceptable use of those funds. Our current Live Scan fund has a balance of \$214,705.99. We must keep a minimum balance of approximately \$57,000.00 in the account for future Live Scan replacement.

Working with CODY, they have provided us with significant discounts and have provided a quote of \$88,936.00 for the software. After the first year, the recurring costs would be approximately \$24,000.00. I have inquired if future Live Scan funds can be utilized to pay the annual fees after the first year; however, I have not received a concrete answer.

The software costs include converting our current RMS data into the new system. The lead time for getting the system set up and data conversion is approximately three months.

I have attached a copy of the quote and contract, along with an email exchange approving the Live Scan funds for the purchase. I am requesting approval to sign the quote and purchase the software.

rschurr perkasiepd.org

From: Sent: To: Subject:	Chief <chief72pd@aol.com> Wednesday, June 18, 2025 5:12 PM rschurr perkasiepd.org Re: CJAB Question</chief72pd@aol.com>
ABSOLUTELY	
That is one of the most pro	per uses of the funds.
Good luck. I'll be at PaChi	efs next week, if your there, we can talk.
Mark	
On Wednesday, June 18, 2025 a	at 01:32:08 PM EDT, rschurr perkasiepd.org <rschurr@perkasiepd.org> wrote:</rschurr@perkasiepd.org>
Mark,	
We are looking at moving ov	ver to Cody Pathfinder from Metro-Alert. Cody Pathfinder has a CPIN interface.
Livescan/CPIN Interface	
available to your Livescan/C the Livescan/CPIN screen.	e helps to streamline your Booking process by making data from your Booking PIN machine. This reduces duplicate data entry into CODY's interface will pass all available data from your Booking that can be used escan/CPIN photo(s) will be imported to your Booking record.
Most of the agencies that us interface to save time on bo	e our booking center are also using Cody and can benefit from the CPIN oking.
	ands to purchase Cody Pathfinder with the CPIN interface, and is this something a CJAB meeting? Currently, I have \$200,000.00 sitting in a Live Scan account.
Thank you,	
Bob	



October 24, 2022

Dear CentralSquare Customer,

CentralSquare is committed to providing our customers with the highest quality products and services. The evolution of our technology has enabled our customers to gain efficiencies, build transparency, and facilitate collaboration to build safer, smarter and more connected communities. That is why we are dedicated to researching and developing new software to expand our modern product offerings.

As technology advances – like most software companies – we will eventually retire some products, resulting in discontinuing availability, maintenance and service. At CentralSquare, we view this as a part of the product lifecycle that drives new technology and product innovation so we can best serve you, our valued customer.



HOW WILL THIS IMPACT YOU?

MetroAlert has entered the maintenance phase. We have not set an official retirement date, but rest assured we will provide you one-year advance notice when MetroAlert does enter its endof-life process. We will also proactively communicate important milestones with additional details to ensure you have ample time to plan accordingly and learn about your modernization options.

In this maintenance phase, support for MetroAlert will be limited to Severity 1 and 2 issues that impact critical functionality or data. Additional licenses and extensions will be available for one year; however, no orders for professional services will be accepted.

WHAT ARE YOUR OPTIONS GOING FORWARD?

We are constantly innovating new solutions in partnership with the communities that we serve, so we are happy to share information about our more advanced and modern solutions.

Our Public Safety & Justice Suite is a unified end-to-end software that has everything you need for safe and efficient operations. From the moment a citizen calls 911 to the management of your jail, our complete suite is the most modern technology available to help solve your mission-critical challenges.

We are providing you with this advance notice so you can effectively plan your future investment.

We are confident with our newest, innovative solution you will maximize operational efficiency and bring the power of cloud, automation and the value of data to your community.

WHAT ARE THE NEXT STEPS?

We value your partnership, and we are here to support you throughout this process.

A member of our Customer Success team will be reaching out to you with additional information.

If you choose to modernize with CentralSquare, we will work side-by-side with you to ensure a seamless transition.

Your success is our mission.



Thank you for your partnership and cooperation.

If you have any questions, please do not hesitate to contact Ricardo Rodriguez at ricardo.rodriguez@centralsquare.com

Sincerely,

Dara Brenner

Daja Brenner

Chief Product Officer

RESOLUTION NO. 2025-42

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF PERKASIE APPROVING THE CONTRACT BETWEEN THE BOROUGH OF PERKASIE AND CODY SYSTEMS FOR THE LICENSED SOFTWARE AND/OR PROFESSIONAL SERVICES FOR THE PERKASIE BOROUGH POLICE DEPARTMENT, AND AUTHORIZING THE BOROUGH MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE BOROUGH OF PERKASIE

WHEREAS, CODY Systems has provided the Borough of Perkasie with a Contract with regard to Licensed Software and/or Professional Services for the Perkasie Borough Police Department; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to approve the CODY Systems Contract with regard to Licensed Software and/or Professional Services for the Perkasie Borough Police Department.

NOW, THEREFORE, be it resolved by the Borough Council of Perkasie Borough as follows:

- 1. <u>Approval of Agreement.</u> The Borough Council herein approves the CODY Systems Contract between the Borough and CODY Systems for the Licensed Software and/or Professional Services for the Perkasie Borough Police Department, which is attached hereto as Exhibit "A" and incorporated by reference.
- 2. <u>Execution</u>. The Borough Council further authorizes the Borough Manager to execute the CODY Systems Contract between the Borough and CODY Systems for the Licensed Software and/or Professional Services for the Perkasie Borough Police Department, on behalf of Perkasie Borough.

THIS RESOLUTION was duly adopted this 2^{nd} day of September, 2025.

ATTEST:	BOROUGH OF PERKASIE:
By:	By:
Andrea L. Coaxum, Secretary	James Ryder, Council President





BOROUGH OF PERKASIE

AUG 2 7 2025

620 W. Chestnut Street PO Box 96 Perkasie, Pa. 18944-0096



RLOCK PARTY PERMIT APPLICATION

Complete all questions and return applicatio at least 14 days prior to the event. An initial Borough reserves the right to add services dibalance. Residential Block Party:	n form with all required and sup fee is due at the time of applicati	ion, per the Boroi	ugh's fee schedule. Perkasie						
Commercial Block Party (Perkasie Boro	ugh businesses only):								
1. APPLICANT INFORMATION – the Prin	nary Contact is the person who is to	be contacted regar	rding the Block Party						
Primary Contact Name: Matthew McPhelin									
Primary Contact Organization (if non-res	idential block party): MLM Hosp	oitalitiy LLC							
Primary Contact Address: 519 W Walnut St F	Perkasie Pennsylvania 18944								
City: 519 W Walnut St Perkasie Pennsylvania 18	944 State: Penns	/Ivania	Zip: 18944						
Primary Contact Email:	N								
Primary Contact Phone:									
tor American Foundation	for Svilide Prew	uher							
2. NON-RESIDENTIAL BLOCK PART	ΓY – use this section for a nor	n-residential Blo	ock Party						
Event Name: AFSP Fundraiser Eagles Tailgate	Type of Event: Tail								
Are you hosting another Organization?	Yes 10 Is this organization								
If so, list name address and phone below:		n a private/for-p	rofit entity?						
Organization Name: Mystic Ways Brewing	Purpose of Event:	fundraiser							
Organization Address: 510 1/2 W Walnut St P									
	Organization Contact Person: Angle Email: n/A								
Organization Phone: 215-771-7322									
2. GENERAL EVENT INFORMATION	The second second								
Date of event: September 14th 2025									
Event Duration (start time – end time): 1:00									
Estimated Attendance (include organizers,									
Site Arrival / Set Up time: 12:00 Site Departure (must be before 10pm): 9:00									
Will a registration /entry fee be charged. I	f yes, how much?no								
DESCRIPTION OF STATE									
4. REQUESTED ROAD CLOSURE	E EOD BROUNDING ASSO	ATT A TINE IN ATTE A CO.	IDEC TO ENGLIDE						
THE APPLICANT IS RESPONSIBLE THE SAFETY	OF PEDESTRIANS AT TH		URES TO ENSURE						
Road to be closed:	From (street):	To (stre	et):						
Municipal Parking lot on Penn Alley @ Walnut St.	(5.00)								
101									

THE APPLICANT IS RESPONSIBLE FOR PROVIDING ADEQUATE MEASURES TO ENSURE								
_								
From (street):	To (street):							
the municipal lot								
	From (street):							

5. PLEASE READ THE FOLLOWING BEFORE SUBMITTING APPLICATION:

- This application must be accompanied by cash, a check or money order payable to the Borough of Perkasie in the amount of the permit fee: https://perkasieborough.org/departments/building-zoning/fee-schedule/
- Applicant must be a resident on the requested block closure or, for non-residential block parties, a Borough business located on the requested block closure
- For-profit vendors are not permitted at block parties without the express permission of Borough Council. Any
 permitted vendors must comply with all PA state and Bucks County licenses and other requirements and the
 Borough's Transient Retail ordinance including paying the fee, and obtaining a Transient Retail License.
- Block parties must end by 10:00pm, which includes break down and clean up. No block party shall last longer than 8 hours. No block party permits will be approved with a start time before 12pm on Sunday.
- No rain dates for block parties.
- Block party applications for the same day as a Borough approved or sponsored Special Event, or for the same day as another approved block party will be subject to review and approval by the Perkasie Borough Police Department.
- The applicant assumes responsibility for the proper disposal of trash and recyclables associated with the event.

WHEN APPROVED, A BLOCK PARTY PERMIT SHALL BE ISSUED, AUTHORIZING THE APPLICANT TO CLOSE THE STREET. PERMIT IS SUBJECT TO REVOCATION IF THE APPLICANT DOES NOT COMPLY WITH ALL PERTINENT LAWS, RULES AND REGULATIONS INCLUDING ANY CONDITION OR RESTRICTIONS IMPOSED BY THE BOROUGH OF PERKASIE.

6. NON-RESIDENTIAL BLOCK PARTIES NOTIFICATION TO ALL AFFECTED RESIDENTS & BUSINESSES Confirmation of notification to all residents living on the block, and businesses operating on the block is required for approval. Please attach a copy of the notice and method of delivery to this application. REQUESTOR AGREES TO BE RESPONSIBLE FOR ALL INJURIES TO PERSONS OR DAMAGE TO PROPERTY # Homes on block:0 # Businesses on block1 I have notified residents and businesses affected by the road closure of this application: I will notify Modern Male, although they will be closed Sunday. Applicant signature: ### Application in the closed Sunday. Applicant signature: #### Application in the closed Sunday.

7. RESIDENTIAL BLOCK PARTIES		THE RESERVE OF THE PARTY OF THE						
SIGNATURES AND ADDRESSES OF ALL PETITIONERS								
One adult signature per household from 75% of all residents living on the block is required for approval. Use								
	additional sheets if necessary							
Road to be closed:	From (street):	To (street):						
Date of event:	From (time):	To (time):						
REQUESTOR AGREES TO BE RESPONSIBLE FOR ALL INJURIES TO PERSONS OR DAMAGE								
TO PROPERTY								
# Homes on block:		# of signatures:						

irst name, last name	Signature	Address	COMPLETING IN First name, last name	Signature	Address
					Ti Ti
					1
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					-
					_

8. APPLICANT WAIVER:

Indemnification:

To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasie, its elected and appointed officials agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorney's fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

Waiver of Subrogation

Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

Damage to Property of the Applicant and its invitees

- The Applicant and its employees, officials, volunteers and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents, and representatives while such property is on, at or adjacent to the premises of the Borough.
- Perkasie Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while attending the event; all claims for such injury of damage are hereby waived.

Damage to Borough Property

• Applicant assumes full responsibility for taking cognizance of area conditions at the time of the event. Applicant will be responsible for all damages resulting to or from use of the Borough's property. Upon completion of the Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operation, or pay for and complete restoration of said property within 15 days of the completion of the event.

9. FEES & CHARGES ** subject to change	
The Perkasie Borough Fee Schedule can be downloaded from: http	os://perkasieborough.org/fee-schedule/
	The second secon
The following fees are due at the time of application:	
FEE DUE:	FEE PAID:
Application Fee (2025): \$100:	
Perkasie Borough reserves the right to invoice the Applicant provided during the event if we deem them necessary for hea	for the balance of any Borough services Ith, safety and/or security reasons. Such

services might include barricades, cones, Police Department coverage or response, trash, recycling, equipment or utility fees.

10. CERTIFICATION

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I have reviewed and agree to the waiver statements herein. I understand that if I knowingly make any false statement herein, I am subject to such penalties that may be prescribed by law or ordinance:

Applicant's Signature: mymyph

Date: 26/8/2025

On behalf of Organization (where applicable): MLM Hospitalitiy LLC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

The Weimer Group 1000 E Walnut St Port Assis Port Assis MLM Hospitality LLC 519 W Walnut St Port Assis Port As	th	is certificate does not confer rights	to the	cert	ificate holder in lieu of su			-				
1000 E Walnut St Port Casio PA 18944 MILM Hospitality LLC 518 W Walnut St MUM Hospitality LLC 518 W Walnut St Perhasio PA 189441345 MILMER B:	PRODUCER											
Modern Street PA 18944 Manuelle a	The	Weimer Group				PHONE (A/C, No. Ext): (267)452-0034 FAX (A/C, No): (215)257-0400						
PO BOX 99 PRIVATED MALE PRIVATED M	1000 E Walnut St					E-MAIL ADDRESS: kirby@theweimergroup.com						
MILM Hospitally LLC 519 W Walnut St Perkasio Perkasio Perkasio Pa 18944-1349 ENUMER 5: INSURER 6:	PO	Bax 99										NAIC #
MILM Hospitally LLC 519 W Walnut St Perkasio Perkasio Perkasio Pa 18944-1349 ENUMER 5: INSURER 6:	Per	kasie			PA 18944	INSURE						26271
MILM Hospitality LLC 519 W Walnut St Perkasio PA 18944-1345 BASINERE :	INSU	RED										
Perkasie PA 18944-1345 PANUERE D: MANUERE		MLM Hospitality LLC										
Perkasie Perkas		, ,										
Per Kasie PA 1894-1345 MBURER F: COVERAGES CERTIFICATE NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE MSURED NAMED ABOVE FOR THE POLICY PERIOD MINICIATED. NOTWITHSTANDING ANY REQUIREMENT TERM OR CONDITION OF ANY CONTRACT OF OTHER DOLUMENTH THE RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREN IS SUSJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAD LICIAMS. **RESPECTATION OF SUCH POLICIES.** INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREN IS SUSJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAD LICIAMS. **COMMERCAL GENERAL LIBRILITY** A COMMERCAL GENERAL LIBRILITY** A LITTOR ONLY A LIT		o io ii ii ana ca										
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Linda Reid

From: mj

Sent: Tuesday, August 26, 2025 4:51 PM

To: Linda Reid

Subject: Re: Commercial Block Party Permit Application

Attachments: maize block party permit.pdf

Let me know if there's anything missing. We requested the certificate from the insurance company, and they said it would be ready first thing tomorrow. Will send ASAP. We are wondering if you are able to waive the fee. If not, that's fine, it will just take away from the money we can donate to ASFP.

Thanks, MJ McPhelin

On Fri, Aug 22, 2025 at 3:20 PM Linda Reid < community@perkasieborough.org > wrote:

Hi MJ,

Attached is the Block Party Permit application to allow you to close a Borough street - or in this case a parking lot!

Please read and fill out all sections except section 7, which doesn't apply. Make a note on section 6 that you will notify businesses and residents in proximity. Section 4 just write in the municipal parking lot on Penn Alley at Walnut St.

You do need to provide a Certificate of Insurance that names the Borough of Perkasie as the Certificate Holder – use the address in my email signature below.

If you drop the completed form and the COI back to us at the front desk we'll get it on the next Council agenda. The fee for the application is \$100.

I can also organize some No Parking signs and a couple barricades for you too before the 14th.

Cheers,

OBOR . ADCRS CO. PR.

BOROUGH OF PERKASIE

INTER-OFFICE MEMORANDUM

TO: Andrea L. Coaxum

FROM: Linda Reid

DATE: August 22nd, 2025

RE: SEPTA Freight House, N. 8th St

This memo summarizes the work done by staff to date regarding the SEPTA Freight House located on N. 8th St, close to the intersection with W. Market St, and sets out some discussion points for Borough Council.

At their meeting on April 7th 2014, Borough Council reviewed a letter from SEPTA asking if Perkasie Borough would like to agree to a non-binding statement of business terms to take over the lease of SEPTA property located at the Perkasie Train Station, Freight Station and SEPTA grounds adjacent to the Perkasie Borough building. Meeting minutes indicate that Council deferred the discussion to a later date.

In 2019, Perkasie Borough Council members and the Borough's Economic Development Consultant began to brainstorm the idea of creating a temporary or permanent ice rink in the Borough in order to draw visitors during the winter for the purposes of economic development. The original idea was to locate the ice rink in the Train Station lot on 7th St but it became apparent that the lot was too sloped and another potential location might be the Freight Station lot on N. 8th St. This location had the added benefit of potentially providing a recreational site for residents in the northwest of the Borough.

Borough staff asked Gilmore and Associates to consider the possibilities at the Freight Station site, resulting in:

- March 2021: 3 sketch plans showing potential features at the site:
 - O Sketch 1: an all-season ice/roller rink, a green space with a playground area,
 - o Sketch 2: an all-season ice/roller rink, a basketball court and a smaller green space with a play structure,
 - O Sketch 2: an all-season ice/roller rink, a basketball court, and a small paved seating area/plaza
- April 2021: a memo listing the opportunities for other recreation uses and improvements possible at the site
- October 2021: an estimated budget proposal including a summary and pricing information from 3 potential ice/roller rink suppliers

• November 2021: a summary of how the Borough's Comprehensive Plan is supportive of the Freight House parcel as a community use.

At their meeting on November 1st, 2021, Borough Council directed the Borough Manager and Solicitor to contact SEPTA with the sketch plans for the Freight House lot and to seek lease terms.

In 2022 Borough staff engaged in conversations with SEPTA about potential lease terms. A Right of Entry permit was drafted and reviewed by the Borough's solicitor. At their meeting on September 6th, 2022 Borough Council directed the Borough Manager to contact SEPTA about waiving the \$1,000 non-refundable processing fee before beginning any lease negotiations.

In March 2023, Borough staff applied for a Right of Entry Permit to allow the Borough to enter the Freight House parcel, to allow for planning for potential redevelopment. The Right of Entry permit was granted (ROE #686).

In May 2023 Borough staff met with SEPTA representatives to discuss the possibility of Perkasie Borough obtaining a lease for the Freight House property. At that time the SEPTA team asked for a detailed funding plan for any redevelopment project and required that any construction begin within 5 years of the commencement of lease.

In June 2023 Borough staff directed Gilmore & Associates to research potential grants for funding redevelopment at the Freight House, a copy of the memo is attached.

In March 2024 Borough staff met with representatives from the Bucks County Redevelopment Authority to discuss the potential environmental concerns on the Freight House property, and its possible inclusion in the Bucks County RDA Brownfields Inventory. Inclusion in the inventory would open up funding opportunities for any remediation work. A copy of the meeting notes is attached.

In April 2025 Borough staff and Council members met with representatives from SEPTA and State Representative Shelby Labs to walk through the Freight House and to discuss the possibility of Perkasie Borough having a lease on the parcel.

In June 2025, Borough staff met again with SEPTA to discuss a potential lease. SEPTA confirmed that any long-term lease would need to include future plans and funding sources. The Borough suggested a short-term lease or Right of Entry agreement that would us to maintain the parcel and, in return, to add a grass lawn and use the property for passive lawn activities and seating. SEPTA agreed to conduct a rent appraisal of the property to determine potential rent credits should the Borough wish to take a lease on the property.

In August 2025, SEPTA informed Borough staff that the market rental value of the Freight House parcel is estimated at \$7,000 annually. SEPTA also estimates that ground maintenance on the parcel would cost \$6,500-\$7,000 annually. If the Borough makes improvements to maintain the grounds, SEPTA indicated the possibility that rent credits would cancel out any rent payments in the short-term.

BRIEF DESCRIPTION OF THE PARCEL:

The parcel is split-zoned. The majority of the parcel (33-005-458), including the Freight House structure lies in the commercial C-2 district, with the remaining land in the parcel to the rear of the building (33-005-458-001) in the light industrial I-2 district. Both parcels lie within the Town Center Overlay. Potential uses in the C-2 district include a wide variety of retail, restaurant, personal service and

recreational uses. Potential uses in the I-2 district include a wide variety of retail, recreational and light industrial uses.

The parcel is situated directly across from the newly constructed Perry Mill rowhome development and adjacent to a proposed apartment building. It is currently poorly maintained, unsightly and home to a large colony of feral cats. Perkasie Borough has no Right of Entry permit to allow maintenance of the site and we are frequently in conversation with SEPTA regarding code enforcement issues.

POSSIBLE FUTURE ACTIONS:

SHORT TERM LEASE / RIGHT OF ENTRY PERMIT: A short-term lease or Right of Entry permit would allow the Borough to use the outside area on the parcel to create a passive recreation and/or gathering area, supporting economic development at a key gateway to the town center. Other advantages to this option include:

- the Borough's Parks & Recreation Department would have another location to run small events, and residents to the northwest of the Borough would have access to a closer recreation site.
- the Borough would be able to gather community feedback on different uses on the parcel which could be useful in any later conversations about a long-term lease, and as input in any future planning project for the parcel.
- a right of entry permit or short term lease agreement with SEPTA would support the Borough's applications for any future funding opportunities.

The Borough would assume responsibilities for property maintenance during the lease term, and SEPTA indicated that it is likely that there would be no lease payments due for our use of the outside area.

LONG TERM LEASE: A long-term lease would allow the Borough to actively begin work on a redevelopment plan, and would allow staff to apply for grant funding for planning and, later, for a redevelopment project. SEPTA would conduct a full architectural review and estimate the cost of asset improvements over the course of a 20-30 year lease term in order to determine rent credits. Asset improvements are related to electrical, HVAC, heating, roofing, so improvements related to making the structure safe, stable and secure.

NO LEASE: Borough staff could continue to work with SEPTA to have them maintain the site.

3RD PARTY LEASE: We are aware that SEPTA have leases with private developers for a number of stations. Borough staff could revisit the idea of SEPTA leasing the property to a 3rd party developer or tenant. The property is in a prime location at a gateway to the town center and its location permits a number of desirable business and recreational uses.



BOROUGH OF PERKASIE

INTER-OFFICE MEMORANDUM

August 28, 2025

TO:

Borough Council and Mayor Hollenbach

FROM:

Lauren Moll, Director of Parks and Recreation

SUBJECT:

Opportunities at the Freight House

If the Borough were to move forward with a short-term lease of the Freight House, the space could be utilized for a variety of recreation programs and small-scale events. Its size and location make it well-suited for activities such as fitness or art classes, workshops, seasonal programs, and pop-up events. This would provide a flexible and accessible venue to support community engagement while activating an underused property. A short-term lease would also offer the opportunity to evaluate long-term interest and the feasibility of continued public use.

Some examples include:

- Small group fitness classes such as yoga, tai-chi, boot camps
- Nature based art classes
- · Pop-Up Storytime for Kids
- Nature Education Mini-Programs
- Music & Movement for Young Children
- Outdoor Photography Basics (using smartphones or cameras)

With the addition of picnic tables or other small amenities the recreation opportunities could expand to include:

- Family outdoor bingo or trivia
- Campfire s'mores and storytelling
- Kids' DIY Birdhouse or other craft workshops
- Book Club Meetups
- Environmental Education Talks

There are many different recreation programs available that could create that space into a utilized pocket park with a focus on passive or small group recreation for the residents of the Borough.

Any questions please let me know.

Sincerely, Lauren Moll



BOROUGH OF PERKASIE

INTER-OFFICE MEMORANDUM

TO: Andrea L. Coaxum

FROM: Linda Reid

DATE: August 27th, 2025

SUBJECT: Status Report: Update to the Borough's Economic Development Plan

As requested, a report on the project to update the Borough's Economic Development Plan.

NEXT STEPS: Opportunities for public comment will continue throughout the process, ensuring residents and businesses help shape the Borough's five-year strategy.

Gilmore & Associates are in the process of preparing a Conceptual Market Analysis and beginning to draft a 5-year Strategic Plan, based on data gathered to date. Three draft transformational economic strategies will be shared with the Perkasie Borough Planning Commission at their meeting in September, then with a meeting of business associations and stakeholders in October, including the Perkasie Town Improvement Association, the Upper Bucks Chamber of Commerce, the Pennridge Business Network, the Perkasie Historical Society, Visit Bucks County and the Pennridge Ministerium. These groups are invited to provide feedback on the potential economic strategies.

Steering Committee meetings are scheduled for October and November.

Feedback from these various consultation meetings will inform the development of a commercial vision, strategy focus and action plan, identify a new community vision statement and help create some conceptual images for economic development and identity in Perkasie Borough.

By February 2026, the project will have assembled specific goals, objectives and implementation strategies for growing and diversifying the Borough's business mix and local economy.

A second public meeting to gather feedback on draft project deliverables is planned for March 2026. A draft report will be presented to Borough Council for approval in April 2026. The report will include a recommendation for an organizational structure to manage its implementation and a recommendation about whether designation as a Main Street Program is appropriate for Perkasie Borough. The report will include work plans and a list of potential funding sources.

KEY ACTIVITIES TO DATE:

Important deliverables and meeting summaries are all available on the Borough's website: https://perkasieborough.org/departments/economic-community-development/

<u>Public Visioning Meeting</u> (April 8, 2025). 43 residents, business owners, and stakeholders participated. Meeting participants identified what they saw as key strengths, challenges, opportunities and themes for future investment.

Steering Committee Meeting #1 (June 11, 2025)

Committee reviewed project scope, goals, timelines and discussed demographic trends and the perceptions of vacancies/gaps in Perkasie's commercial centers. The committee reviewed and finalized Community Survey questions for distribution on June 16th, 2025.

Community Survey (June 16th-June 30th, 2025)

The survey gathered community input on business needs, activity preferences, and perceptions of Perkasie's strengths and weaknesses. Survey responses and summary available here:

Steering Committee Meeting #2 (July 16th, 2025)

Committee reviewed an economic market assessment, a retail demand / leakage report, the responses to the community survey, and a Borough business and commercial property inventory. They discussed potential primary goals for the commercial center and some possible promotional goals.

<u>Project Meetings</u> (monthly): Borough staff meet with the Project Manager at Gilmore & Associates monthly to track deliverables and discuss progress.

BACKGROUND:

Perkasie Borough is in the process of updating its Economic Development Plan, building on the recommendations in Chapter 11 of the 2014 Comprehensive Plan and the subsequent investment and progress in economic development. The project is funded in part by a Keystone Communities Grant (now Main Street Matters) through the Pennsylvania Department of Community & Economic Development.

Good Evening Megan,

Thank you very much. Look forward to hearing from you regarding securing Fire police for 10/11. Also, can I make the correction that the donation will go to the Fire Department, not the PD.

Thank you, Susan Schafsteller

On Thu, Aug 21, 2025 at 2:27 PM Admin admin@perkasieborough.org wrote:

Good Afternoon, Susan!

I have shared your request with our Fire Police Liaison to see if they have fire police personnel available on that date.

If they do, we will then put it on a Borough Council agenda for approval at one of the September Council meetings.

Thank you! Sincerely, Megan

Megan McShane Executive Assistant Perkasie Borough 620 West Chestnut Street

P.O. Box 96

Perkasie, PA 18944

Phone: 215-257-5065 Ext. 109

Fax: 215-257-7673

E-Mail: admin@perkasieborough.org

From: Susan Pirrello Schafsteller < vpofcommunications.pma@gmail.com>

Sent: Thursday, August 21, 2025 2:23 PM **To:** Admin <admin@perkasieborough.org>

Cc: rschurr perkasiepd.org <rschurr@perkasiepd.org>

Subject: Traffic control at Spectrum of Sound Band Competition 10/11/25

Good Afternoon,

The Pennridge Music Association, who works to support the Pennridge High School Marching Rams, is requesting the assistance of the Perkasie fire police to help with traffic control on the night of October 11, 2025. We are hosting a band competition called Spectrum of Sound. The competition begins at 5pm and should conclude around 9:30pm. Currently, 11 high school bands are expected to attend. There will be somewhere between 700-1,000 students performing. Each band arrives on buses and has trucks that haul equipment and props.

Upon completion of the event, approximately 9:30pm, we will need assistance with traffic control at the following two locations:

- the corner of 5th St. and Blooming Glen (near Dunkin' Donuts) and
- the main entrance of Pennridge High School off 5th St.

We expect the parking lot to empty by 10:40pm.

I have been in contact with both Chief Schurr of the Perkasie Police Department and Mrs. Morano of East Rockhill Township regarding this matter. Out of appreciation for the efforts of our volunteers, a donation will be made to the police department.

Thank you for your consideration and feel free to reach out with any questions: 717-515-0070 Sincerely,

Susan Schafsteller, VP of Communications for the Pennridge Music Association

PERKASIE BOROUGH POLICE DEPARTMENT

Memo

To: Perkasie Borough Council

Mayor Jeff Hollenbach

From: CHIEF ROBERT A. SCHURR

cc:

Date: August 28, 2025

Re: Fire Police at High School Football Games

Perkasie Fire Company Fire Police will now be doing traffic control at all Pennridge High School Football Home games. Until recently, Tylersport Fire Company has been providing Fire Police coverage at the Football games due to manpower shortages within Perkasie Fire Police volunteers.

I am requesting approval from Council to permit to Perkasie Fire Police to conduct traffic control at all Pennridge Football home games during the 2025 season.



BRISTOL TOWNSHIP

POLICE DEPARTMENT



Charles T. Winik Jr. Chief of Police 2501 Bath Road, Bristol, PA 19007 www.bristoltwppa.gov (215) 785-0500 FAX (215) 785-0164

To Whom It May Concern,

Bristol Township Police respectfully request the assistance of any Bucks County or Montgomery County Fire Police personnel for traffic control duties for the Line of Duty funeral for Fallen Fire Police Officer Edward Margavich. The service is scheduled for Saturday, August 30th, 2025. It will begin at 0900 and conclude at 1300. This location will be Truman High school located at 3001 Green Lane.

There will be a procession to Bristol Cemetery located at Rt 13 and Rt 413. Short service at graveside at 1400. I can complete an operations plan with locations for units. As discussed, a Marked Police unit will accompany at every major intersection. Meeting time will be 0830 at Truman Highschool. Thank you for your assistance.

Please contact Bucks County Fire Police Commissioner Mitch Stavitz at (215) 317-1104 or mcsfp66@verizon.net the contact information for any of your Fire Police officers who can assist or if you have any questions.

Respectfully,

Sergeant Jason Mancuso #139



FW: South 9th & Pine Street

From rschurr perkasiepd.org <rschurr@perkasiepd.org>

Date Thu 5/15/2025 2:16 PM

To Andrea Coaxum <manager@perkasieborough.org>; Douglas Rossino <drossino@gilmore-assoc.com>

1 attachment (22 KB)
9th and Pine.pdf;

Robert A. Schurr, M.S. Chief of Police Perkasie Borough Police Department 311 S. 9th Street Perkasie, PA 18944 215-257-6876



From: dmantz perkasiepd.org <dmantz@perkasiepd.org>

Sent: Thursday, May 15, 2025 1:41 PM

To: rschurr perkasiepd.org <rschurr@perkasiepd.org>

Subject: Re: South 9th & Pine Street

I measured this intersection a few weeks ago. Signs and lines prohibiting parking are at the proper distances as established by the vehicle code.

I do not have any speed data for this area.

Since 1998 there have been five accidents at this intersection involving vehicles pulling out of Pine Street in front of vehicles on 9th Street.

Sight Distance Study -see the attached paperwork. Sorry for the drawing but it's the best I could do right now. Three spots would have to be removed from the south east side on 9th at Pine. One spot would have to be removed on the north east side.

Dave

From: rschurr perkasiepd.org < rschurr@perkasiepd.org>

Sent: Tuesday, May 13, 2025 2:27 PM

To: Andrea Coaxum < manager@perkasieborough.org>

Cc: dmantz perkasiepd.org < dmantz@perkasiepd.org >; Doug Rossino < drossino@gilmore-assoc.com >; Jeff Tulone

<publicworks@perkasieborough.org>
Subject: Re: South 9th & Pine Street

I will have Dave get us the data. Sent from my iPhone

On May 13, 2025, at 2:26 PM, Andrea Coaxum < <u>manager@perkasieborough.org</u>> wrote:

Chief,

I think we will need the same data for this one. Any data on accidents and info on how many and how fast cars are travelling through on 9th Street.

Andrea

From:

Sent: Thursday, May 8, 2025 7:46 PM

To: Andrea Coaxum

Subject: Re: South 9th & Pine Street

Thank you Andrea!

On Thursday, May 8, 2025 at 04:14:54 PM EDT, Andrea Coaxum < manager@perkasieborough.org > wrote:

Good afternoon, Ms. Bauer.

Thank you for your feedback. We will include your comments in the packet for Borough Council when they hold the public hearing later this month.

Here is a technical sheet from PennDOT that provides more information on the process of determining whether a stop sign should be added:

https://gis.penndot.gov/BPR_pdf_files/Documents/LTAP/TechSheets/TS_137.pdf

We can certainly discuss this with the Borough's Engineer to determine whether a stop sign would be warranted for this location. There may be alternative measures that could be taken to improve your experience at this intersection.

Please let me know if you have any other questions or comments.

Andrea

Andrea L. Coaxum Manager Perkasie Borough

From: Admin

Sent: Thursday, May 8, 2025 3:41 PM

To:

Cc: Andrea Coaxum; Robert Schurr **Subject:** South 9th & Pine Street

Good Afternoon, Ms. Bauer!

Thank you for following up via e-mail. I have cc'd our Borough Manager and Police Chief so that your concern can be reviewed further.

Sincerely,

Megan

Megan McShane

Executive Assistant

Perkasie Borough

620 West Chestnut Street

P.O. Box 96

Perkasie, PA 18944

Phone: 215-257-5065 Ext. 109

Fax: 215-257-7673

E-Mail: admin@perkasieborough.org

From:

Sent: Thursday, May 8, 2025 3:28 PM **To:** Admin admin@perkasieborough.org

Subject: Attention Megan

Good afternoon Megan!

Thank you for taking my phone call yesterday inquiring about the borough meeting on May 19th.

As we discussed, to further insure the safety of the persons driving on South 9th street (in addition to reducing the speed to 25 mph), I am suggesting having a 4 way stop at the intersection of South 9th and Pine (at the Police station). It is very difficult to see oncoming traffic in both directions when pulling out from Pine Street onto South 9th when cars are parked on South 9th on both sides of Pine.

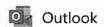
This installation would not only serve to slow down the traffic on South 9th Street but would ensure a safe merge from Pine Street onto South 9th.

Thank you for sharing this suggestion with other borough officials and the Police department. As a resident at 420 S. 9th Street I use this intersection routinely and would welcome this change.

If you need to contact me I can be reached at address.

or at the above email

3 \$ m Siship Dishance New rad = 1534 STel Sports that will



Fwd: 4 way stop sign

From rschurr perkasiepd.org <rschurr@perkasiepd.org>

Date Fri 5/16/2025 8:36 AM

To Andrea Coaxum <manager@perkasieborough.org>; Douglas Rossino <drossino@gilmore-assoc.com>

0 5 attachments (317 KB)

3rd and Market.pdf; 3rd and Market Pavement lines.pdf; image001.png; image002.png; image003.gif;

Sent from my iPhone

Begin forwarded message:

From: "dmantz perkasiepd.org" <dmantz@perkasiepd.org>

Date: May 16, 2025 at 8:23:04 AM EDT

To: "rschurr perkasiepd.org" <rschurr@perkasiepd.org>

Subject: Re: 4 way stop sign

Chief.

Since 1998 there have been six accidents at this intersection involving vehicles on 3rd street pulling out in front of vehicles on Market Street. All but one of these accidents involved vehicles traveling eastbound (from 4th to 3rd) on Market Street.

Lines/signs - see the attached pdf. Issues are listed.

A sight distance study was completed. There is no sight distance issues with vehicles traveling up the hill from 2nd Street (westbound). However, there are sight distance issues with vehicles traveling from 4th to 3rd Street. Two or three spots would have to be removed on both the south west corner and the north west corner of Market Street. See the attached drawings.

Another option is to turn this intersection into a three way stop with vehicles traveling eastbound on Market from 4th Street having a stop sign at 3rd Street. Less parking spots would be removed with this option.

I do not have any speed data for this area. I can put the speed radar at this intersection. However, the radar company does not recommend this because it is an inaccurate way to

measure speed since it will include vehicles turning onto Market Street from 3rd (and there is no way to eliminate this).

Dave

From: Andrea Coaxum <manager@perkasieborough.org>

Sent: Tuesday, May 13, 2025 2:23 PM

To: Douglas Rossino <drossino@gilmore-assoc.com>; rschurr perkasiepd.org <rschurr@perkasiepd.org>; dmantz perkasiepd.org <dmantz@perkasiepd.org>

Cc: Jeff Tulone <publicworks@perkasieborough.org>

Subject: Re: 4 way stop sign

Chief,

Can you please send any crash data you have for this intersection? Can you put the radar out there to collect data on how fast and how many cars are travelling through Market Street?

Once we have that information, we can decide if we need to take any additional steps.

Andrea

From: Douglas Rossino <drossino@gilmore-assoc.com>

Sent: Friday, May 9, 2025 2:25 PM

To: Andrea Coaxum <manager@perkasieborough.org>; rschurr perkasiepd.org <rschurr@perkasiepd.org>; dmantz perkasiepd.org <dmantz@perkasiepd.org>

Subject: RE: 4 way stop sign

Andrea,

Good afternoon. In order to make the subject intersection a four-way stopped intersection, a traffic study would have to be completed to verify that the intersection warrants the four-way. We would need the crash data from the Borough. However, we will also need a traffic count and speed study done, which we can do by simply putting our traffic counter out at the intersection unless the Borough already has this information. Let us know how you wish to proceed.

Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901 Main: 215-345-4330 | Direct: 267-337-6882

www.gilmore-assoc.com | BUILDING ON A FOUNDATION OF EXCELLENCE

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From: Andrea Coaxum <manager@perkasieborough.org>

Sent: Thursday, May 8, 2025 4:02 PM

To: rschurr perkasiepd.org <rschurr@perkasiepd.org>; dmantz perkasiepd.org

<dmantz@perkasiepd.org>

Cc: Douglas Rossino <drossino@gilmore-assoc.com>

Subject: Re: 4 way stop sign

PennDOT has a pretty good technical sheet on stop signs that can be provided to the resident: https://gis.penndot.gov/BPR_pdf files/Documents/LTAP/TechSheets/TS_137.pdf

Do we have any crash data or other complaints at this intersection?

I'll copy Doug to see what other info he might want.

Andrea

From: rschurr perkasiepd.org < rschurr@perkasiepd.org >

Sent: Thursday, May 8, 2025 11:49 AM

To: dmantz perkasiepd.org < dmantz@perkasiepd.org >; Andrea Coaxum

<manager@perkasieborough.org> **Subject**: RE: 4 way stop sign

I CC'd Andrea she can talk to Doug on this.

Chief

Robert A. Schurr, M.S. Chief of Police Perkasie Borough Police Department 311 S. 9th Street Perkasie, PA 18944 215-257-6876

From: dmantz perkasiepd.org <dmantz@perkasiepd.org>

Sent: Thursday, May 8, 2025 11:48 AM

To: rschurr perkasiepd.org < rschurr@perkasiepd.org>

Subject: Re: 4 way stop sign

No its all ours

From: rschurr <u>perkasiepd.org</u> <<u>rschurr@perkasiepd.org</u>>

Sent: Thursday, May 8, 2025 11:36 AM

To: dmantz perkasiepd.org <dmantz@perkasiepd.org>

Subject: RE: 4 way stop sign

Isn't that a State Road or is ours?

Robert A. Schurr, M.S. Chief of Police Perkasie Borough Police Department 311 S. 9th Street Perkasie, PA 18944 215-257-6876

<image001.png>

<image002.png> <image003.gif>

From: dmantz perkasiepd.org <dmantz@perkasiepd.org>

Sent: Thursday, May 8, 2025 11:28 AM

To: rschurr perkasiepd.org <rschurr@perkasiepd.org>

Subject: Fw: 4 way stop sign

How should we proceed with her request?

From: Erika Zorn

Sent: Thursday, May 8, 2025 11:18 AM

To: dmantz perkasiepd.org < dmantz@perkasiepd.org>

Subject: 4 way stop sign

Hi there Officer Mantz,

I was told you were the guy to email about this.

I am requesting a 4 way stop sign be installed at 3rd and Market. I live on 3rd between market and chestnut. Currently there are stop signs on 3rd but not market. If I go towards market to try and make a left you can't see, the cars parked obstruct your view of on coming traffic. Not to mention that people have been flying in that area and on third. Coming up market from 2nd you can't see well with the hill and people fly up that way too. I've almost gotten into a few accidents thinking the coast was clear but someone comes whizzing by and almost hits me. If you're on 3rd crossing market going towards chestnut the corner house a a big stone embankment holding up their grass level. You can't see past that either.

I drive a Hyundai sante fe, so I can't imagine the visibility for a sedan or small car.

It will also slow people down because they really are driving like jerks down here. There was even that kid hit not too long ago.

So yeah if that can somehow happen I'd really appreciate it for the safety of me, my family, and everyone else in the borough.

Thanks so much.

Erika Krier 39 S 3rd street Sent from my iPhone

1 Secretary 200 - 1554 de 200 - 1556 de 200 Parket N.S. 47 1 T Required = 150 ft Actual = 120th (SOS) 5 W 1 TO 444

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Keystone Historic Preservation Grant Award

Time Extension Approval

Grantee: BOROUGH OF PERKASIE **ESAID:** 202311147472

SAP Contract#: C980002446 PA-SHARE Project No. 2019PR04142

Project: 2020: Perkasie Borough: South Perkasie Covered Bridge Historic Restoration

Pursuant to Section I.2. of the grant agreement, PHMC is extending the termination date of the agreement until September 30, 2026.

All other provisions contained in the Keystone Grant Agreement Application ID# 202311147472 will remain the same.

Karen arnold

August 15, 2025

Karen Arnold, Keystone Grant Manager Pennsylvania Historical & Museum Commission

Date

Contract: C980002446 - Signature Log The effective date of this agreement is 08/19/2025 ("Effective Date")

	<u>Date</u>	<u>Name</u>	<u>Title</u>
OGC		32-FA-4.0	
OAG		32-FA-4.0	
Comptroller	08/19/2025	John Orndorff	Comptroller



BOROUGH OF PERKASIE

620 West Chestnut Street PO Box 96 Perkasie, PA 18944-0096 Phone: (215) 257-5065 Fax: (215) 257-6875

August 12, 2025

Ms. Karen Arnold, Grant Program Manager Keystone Historic Preservation Grant Program Pennsylvania State Historic Preservation Office Pennsylvania Historical and Museum Commission Commonwealth Keystone Building 400 North Street, 2nd Floor Harrisburg, PA 17120

RE:

South Perkasie Covered Bridge

Keystone Historic Preservation Grant Project

ESAID No: 202002286686 PA-SHARE No: 2019PR04142

Dear Ms. Arnold,

On behalf of the Borough of Perkasie, I am writing to formally request an extension to our Keystone Historic Preservation Grant that currently expires on September 30, 2025.

As you are aware, the South Perkasie Covered Bridge suffered extensive damage due to the remnants of Hurricane Ida that struck areas of Pennsylvania during the incident period between August 31, 2021 – September 5, 2021. As a result of the disaster event, a Presidential Disaster, referenced as DR-4618-PA was declared, which made PA funding available to Bucks County. The Borough subsequently applied for and was awarded funds through The Federal Emergency Management Agency (FEMA) under Public Assistance (PA) for the repair and return of the structure back to pre-disaster condition. The Borough has also received funding through FEMA's Hazard Mitigation program. The approved mitigation methods reduce or eliminate the long-term risk to the structure. These strategies are designed to minimize future potential damage and loss, and include raising the bridge so that it will be above the Base Flood Elevation, anchoring the timber structure to the concrete abutments, and moving the bridge and abutments 50 feet so it is located out of the floodway.

Due to the need to seek additional funding through FEMA/PEMA to make further repairs to the bridge structure, and the time frame involved in working through and with the FEMA/PEMA funding process, Perkasie Borough will not be able to complete the project outlined in the Keystone Historic Preservation Grant by September 30, 2025. The Borough is making every effort to advance this project. The design of both the timber structure repairs and new abutments have been completed, and the Borough Council has awarded the construction bids to two contractors. Before a notice to proceed order can be issued, the Borough is waiting for the funding to be obligated by FEMA, as the construction bids came in significantly higher than the original estimates. Once the project is obligated (hopefully before December of 2025), construction will be scheduled. At this time, we believe that the construction start may be delayed until Spring of 2026.

We appreciate your assistance with the project and thank you in advance for your consideration of the request for an extension of the grant expiration date. Please contact me if you have any questions or require additional information.

Sincerely.

Andrea L. Coaxum Borough Manager

Activity Completion Deadline Extension Request Project Extension Request

IBDR-PA (4618DR) Extension Request 73924

General Information

The Borough has submitted multiple change of scope requests that are pending approval in order for the project to be re-Pending FEMA Initial Review Step 08/19/2025 03:25 PM EDT 4618DR-PA (4618DR) September 10, 2026 Deemer, Rebecca Pending 73924 EXTENSION REQUEST # EVENT REQUEST BY REQUESTED ON PROCESS STEP STATUS REASON REQUESTED ACTIVITY COMPLETION DEADLINE

Click to Longue the Requested Projects Section Projects Section Sequested Projects Project Project Project Sequestion G-Parks, Regulation Softman

Reason

The Borough has submitted multiple change of scope requests that are pending approval in order for the project to be re-obligated We don't expect to have a decision before November As such we will need to push off construction until the Wooden Covere spring of 2026.

obligated. We don't expect to have a decision before November.

As such, we will need to push off construction until the Spring

@ SHOW/HIDE COLUMNS

Perkasie, Borough of (Bucks County) (017-59384-00)

Type
Specialized

County

Bucks County

Applicant

on expect to have a major to such, we construction until the Wooden Covered Bridge 09/10/2025

Process Status History

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Showing 1 to 2 of 2 entries

JUNIOR COUNCIL PERSON PROGRAM





Colin Mover

Perkasie Borough, Bucks County, Welcomes Two **Jr. Council Persons**

Colin Moyer, a Perkasie resident and a senior at Pennridge High School, works part time in a nursing home, has participated in the Boy Scouts, and does volunteer work. He plans to attend college.

Colin is an Honor Roll student and wants to "learn more and participate in my local community and government," as stated on his application.

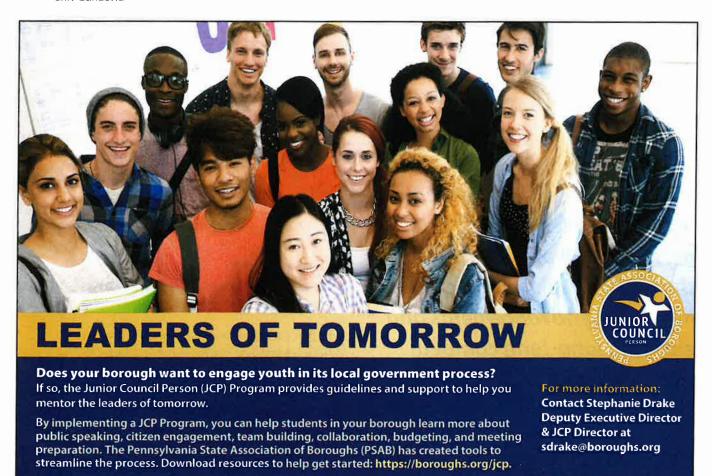


Shiv Gandevia

Shiv Gandevia, of Perkasie, a senior at Pennridge High School, volunteers at his local temple, for National Honor Society (NHS), and helps run the snack stand for football games. He holds a position in NHS, is on the 2026 executive council for his school as well as the French Club. He is also the captain of the track and filed.

He plans on attending college with a dual major in Mechanical Engineering and Finance, with a minor in Aerospace Engineering. Shiv hopes to participate in track with club, or division.

"I want to become a part of Junior Council to learn how government works and have a perspective from the youth on what should happen in the future," Shiv noted. 19



Nearly 500 cars shine Under the Stars in Perkasie car show

By <u>John Worthington</u> | <u>jworthington@montgomerynews.com</u> | The Reporter UPDATED: August 19, 2025 at 12:18 PM EDT

PERKASIE — From the 1929 Ford Model A to the 2024 Chevrolet Corvette, Perkasie's 26th annual Under the Stars car show boasted nearly a century of iconic automobiles.

Thousands of attendees crowded downtown Perkasie Saturday, August 16 to view roughly 460 antique, classic and custom cars, including Corvettes, mustangs, convertibles, Camaros and more. The bulk of cars on display were vintage Chevrolets and Fords. Additionally, the show included a special "Cars from Afar" exhibit featuring automobiles from around the world, such as Porsches, MGs and Jaquars.

"We have such a wide variety," said Perkasie Mayor Jeff Hollenbach. "There are trucks, vans, some old '30s and '40s cars and some super expensive Corvettes from 2023, 2024."

Hollenbach awarded the coveted Perkasie Mayor's award to Ron Kutt for his 1969 Chevy Chevelle. Kutt and wife Dana lost their 18-year-old son Jason Kutt in a hunting accident at Lake Nockamixon in October 2020. Since the tragedy, they started the Jason Kutt Legacy Foundation to honor their son's memory and raise funds for local charities and schools.

As Jason was a car enthusiast, the family holds an annual car meet fundraiser to celebrate his life and memory.

"We decided to change a negative into a positive," said Kutt. "We raise money and put it back into the local community."

Other awards at the event included 50 dash placards and twelve sponsor trophies. The winners of the trophies were as follows:

Covered Bridge Car Wash – Phil Heller (1970 Mercury Cougar Eliminator)

Perkasie Towne Improvement Association – Ed Snyder (1964 Ford Falcon Sprint)

A&T Chevrolet Bruce Allen Memorial – Richard Bossert (1957 Chevy 150)

Perkasie Borough Council – Mike Czajkowski (1968 Mercury Cougar)

Rams Pint House & Rooftop Lounge – Joe Brandau (1955 Chevy 3100)

Perkasie Rotary Award – S. Kline (1974 Ford Bronco)

American Heritage Credit Union – L. Watt (1977 Pontiac Trans Am – Bandit Edition)

Joe Davis Autosport – David Bartram (1967 Ford Mustang)

Community at Rockhill – John Westenberger (1967 Ford Mustang)

Grandview Service Center – Steve Romeo (1973 Chevy Vega)

QNB Bank – Walt Conway (1967 Chevy Nova II)

Penn Community Bank – H. Buggins (Bill Hall) (1965 Volkswagen Beetle)

"The Perkasie Under the Stars Car Show was a huge success this year," said Scott Bomboy, a borough council member who volunteers at the show by helping to guide cars into town. "This only happens with a great effort from borough staff, many local volunteers, and a car show community that really loves Perkasie. It is just a perfect spot for a car show."

Originally Published: August 17, 2025 at 1:06 AM EDT

Perkasie's National Night Out promotes police-community bonds

By MediaNews Group

UPDATED: August 11, 2025 at 4:26 PM EDT

PERKASIE — The Perkasie Borough Police Department held its annual National Night Out event Tuesday, August 5, in downtown Perkasie.

The annual event promotes police-community partnerships and neighborhood camaraderie in order to enhance public safety and community well-being.

Police and fire officials were on hand to showcase their vehicles, recruit new members and strengthen community relations. A couple of officers served hot dogs to attendees. Attendees also enjoyed refreshments from local vendors and an assortment of children's games.

"The Perkasie Borough Police Department expresses its appreciation to the community for making National Night Out 2025 an amazing success," said the Perkasie Borough Police Department. "Our officers had a wonderful time interacting with residents, fostering a sense of community and camaraderie that defines small-town living."

Originally Published: August 8, 2025 at 7:51 PM EDT

Responders, residents bond at National Night Out in Perkasie

Riley Haubert

Wednesday, August 6, 2025 12:54 pm

On Tuesday at Perkasie Town Center, first responders and police from the Pennridge Regional, Perkasie Borough, Dublin Borough and Bedminster Township departments enjoyed a night out with community members, complete with games, music, entertainment, catering, raffle prizes and more.

Officers and firefighters lined up to greet families and friends of the community as they entered the event, allowing residents, and especially their kids, the opportunity to familiarize themselves with the people working to keep them safe.

Officials expressed the importance of face-to-face chats with community members and of creating an open and friendly dynamic between officers and those they serve. The event, one of several National Night Out celebrations in Bucks County Tuesday evening, fostered a comfortable space where individuals engaged in dialogue with their officers and built relationships and trust outside of typical law enforcement interactions.

Officer Steve Motta, a retired Cheltenham Township Police Detective now working as an officer in the Dublin Borough Police Department, expressed the specific importance of the conversations they had with children.

"We are dads and brothers just like everyone else," he said, highlighting that in-person conversations and activities help children to realize this, even when "everything is intimidating to them."

The officers chatted with the children and answered their questions, took pictures together and explored the inside of their police cars.

In addition to the police and fire departments, numerous organizations from around the county set up information tables offering insight into the resources the area offers.

The office of U.S. Rep. Brian Fitzpatrick, R-1, had a table where residents could learn about the congressman, pick up informational resource packets and fill out input forms, which allowed constituents to provide feedback and suggestions for the office.

Other tables included Cub Scouts and Girl Scouts, St. Luke's Penn Foundation, the Network of Victim Assistance, and many more. Each table offered pamphlets about the organization and other goodies to connect with residents and their families and inform them of new possibilities their towns offer.

"We are here to connect with our community," says Katrina Dagenais, the manager of the Perkasie Branch of the Bucks County Free Library. "Tonight is all about learning what your community has to offer and that is what the library is all about."

Joyce, a volunteer from Doylestown, chose to help work the event "for the community relations," and said that these gatherings are "a great way to meet people out." Many visitors shared similar sentiments, highlighting their enjoyment of seeing familiar faces and forming new friendships.

The event was well attended and enjoyed by members from both within and beyond the area. While this evening was filled with laughter, games and chatter, it held a deeper purpose: an important reminder about the resources and support available from all different groups. Through shared laughs and memories, events like NNO connect different corners of the community to one another, strengthening the tie between community safety and trust.

Share your reaction

The Bucks County Herald reflects the community it serves. If you know of a story that needs telling, please email us at herald@buckscountyherald.com.



THE LIVE WIRE



Save these Dates!

PMEA 2025 Annual Conference – September 3 – 5, 2025 Omni Bedford Springs, Bedford

PMEA Business Workshop
- September 3, 2025 @ Omni Bedford Springs, Bedford

2025 Training for Line Crews -

Last training for this year - registration will open following the conference

Team Building
October 16 & 17 - Grove City
October 20 & 21 - Chambersburg
October 22 & 23 - Lansdale

PMEA Spring Superintendents/ Foremen Meeting March 26 & 27, 2026 @ The Nittany Lion Inn, State College

LiveWire is on break but returns in September with a recap of the Annual Conference and more news about the state budget and other issues. See tuned!

Utilities Want to Build Power Plants: Is that a Bad Idea?

The debate that took place in a Washington, D.C., hearing room in June was so filled with energy-industry jargon that most people would not realize they were witnessing a battle over who could own and profit from power plants.

The same fight between utility companies and independent power producers is now happening in statehouses.

Utility companies see the current crisis in the electricity system, driven by rising demand from data centers and high pressure to curb rate increases, as an opportunity. But consumer advocates caution that utilities' efforts are more a cash grab than a solution.

"We need to plan for contingencies, we need flexibility, we need to plan for redundancies and have all the tools available to us to make sure that when customers turn the lights on, those lights come on," said Wendy Stark, executive vice president for utilities and chief legal officer for the utility PPL Corp. of Pennsylvania, at the June 4 hearing before the Federal Energy Regulatory Commission.

Stark was talking about changing the law in states that decided decades ago to shift to competitive markets for power plants.

The first thing to grasp is that more than a dozen states—California and Texas were the largest—decided in the 1990s and 2000s to change the rules for who can own power plants. The states said that utilities would focus on the basics of delivering power and billing, and continue to receive a guaranteed profit for this, while non-utility companies would compete in an open market to see who can produce and sell electricity at the lowest price.

Lawmakers and energy analysts often used the word "deregulation" to describe what was happening, but it would be more accurate to call it a restructuring, since power plants were still subject to federal regulations. The process varied by state, but it often involved the utilities selling their power plants, or spinning off those assets into an affiliated company that no longer had a guaranteed profit.

Meanwhile, most states didn't move away from traditional regulation, and utilities there continue to have local monopolies over power plants and the electricity delivery system. So now the country has several different regulatory systems existing side by side.

Deregulation (continued)

But utilities have long argued that competitive markets are ill-suited to making sure a large region has a reliable supply of electricity at affordable prices. They would like to regain the ability to build power plants in restructured states.

Much of this discussion is happening in the territory served by PJM Interconnection, which runs from New Jersey to Chicago and is the country's largest grid region. State officials have taken a high interest in PJM, the nonprofit company that manages the grid and market, because of recent spikes in electricity bills.

Utilities are backing legislation in Pennsylvania and New Jersey that would allow them to own power plants. Consumer advocates expect to see a similar proposal in Maryland in 2026. Some of the same discussions are happening in other states, such as Illinois and Ohio, but have gained little traction, based on interviews with people who monitor this lobbying.

Among the losers if utilities get what they want would be independent power producers, which are non-utility companies that own power plants, such as LS Power and Vistra Corp. They would face new competition from utilities that have the security of being able to pass costs directly to consumers.

Utility company officials are arguing that changes in market rules could facilitate the development of renewable energy and help meet state climate goals. But advocates say it's a mistake to frame this debate solely in terms of its effects on climate change or renewable energy, which they say are secondary to the main reason for this fight: a desire by utilities to maximize profit from the growth of data centers.

"With so much growth on the horizon right now, I'm sure [utilities are] seeing dollar signs, and maybe that's their job," said John Howat, senior energy analyst for the National Consumer Law Center. "But that's not necessarily in the public interest."

David Lapp, the Maryland People's Counsel, which is the state government's consumer advocate on utility issues, said this situation may appear complicated, but it's simple.

"Utilities see an opportunity to grow their profits by expanding their businesses into generation so they can shift risks on the ratepayers and take advantage of data center load growth," he said.

Remembering the bad old days

For people like Rob Kelter, who has been advocating on utility issues since the mid-1990s, the current discussion reveals that many people don't remember or understand that today's system is largely a response to past excesses and failures of utility companies. He is a senior attorney for the Environmental Law & Policy Center, a Chicago-based nonprofit that is active in much of the Midwest.

"There's a new generation of legislators who in states like Ohio and Pennsylvania and Illinois don't all remember how bad things were, how high prices were, when we went through restructuring," he said.

In the mid-1990s, the federal government and many corporations worked to reduce regulations across industries. Enron, which would later gain infamy as a business failure, helped to lead lobbying campaigns in state legislatures to deregulate utilities such as electricity and natural gas.

Utilities had been vertically integrated, with local monopolies over power plants along with the wires and pipelines to deliver resources. Supporters of restructuring pointed to high rates and cost overruns as evidence that the monopoly model led to inefficiency that could be fixed by allowing competition.

By the early 2000s, more than a dozen states had passed some form of electricity deregulation.

The changes meant that utilities needed to move away from direct ownership of power plants, but they retained control of wires, billing, and other core functions. Other companies would own power plants and compete in an open market.

Under the new system, power plant owners would assume the risk for their investments. This was in contrast to a vertically integrated system in which utility ratepayers bore the risk.

The shift to deregulation slowed soon after, hurt by the California electricity crisis of 2000 and 2001, in which the state experienced rolling blackouts and high costs. The problems in California stemmed in part from market manipulations by Enron, which was about to collapse following the discovery of accounting fraud.

But states that had changed their rules mostly stuck with the new way of doing things. Competitive markets grew as independent power companies expanded, and grid operators refined their processes for overseeing pricing and competition.

The hearing at FERC headquarters in June was part of a technical conference about the challenges that regional grid managers and utilities face as they try to bring new power plants online. One of the main issues is that data centers are becoming huge consumers of electricity, sometimes outpacing the ability to build new power plants and leading to concerns that a tight supply of electricity will lead to high prices for everyone.

Deregulation (continued)

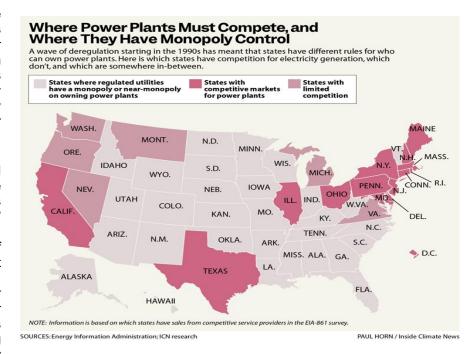
Data centers are "sort of like an accelerant" to existing concerns about having enough power plants to meet consumer demand, Adam Keech, vice president of market design and economics for PJM, said at the hearing. "We don't have time to waste," he said.

On that same panel were representatives from some of the utilities that want to own power plants, and some of the independent power producers that stand to be hurt if states move in this direction.

"If the generators and if the market doesn't supply more generation, the utility could step in," said Stark of PPL, which is based in Allentown, Pennsylvania.

On the opposite side are companies such as LS Power of New York, which owns power plants across the country and sells electricity in PJM and other markets.

"Can I just dispel some of the false information that's being given here?" asked Marji Philips, vice president market wholesale policy for LS Power. She said her company and other power plant owners investing were heavily new



plants and she rejected the idea that market forces were failing to meet demand.

Changes in state law would allow utilities to enter this market with minimal risk, while the existing players would face high risks and new competitors.

Todd Snitchler, president and CEO of the Electric Power Supply Association, a trade group for independent power producers, said in an email that lawmakers should be wary of "a reversal in policy and a return to the monopoly utility approach for generation."

On this point, he agrees with Amisha Rai, senior vice president of advocacy at Advanced Energy United, a trade group whose members include many of the leading solar, wind and energy storage companies.

"While growing energy demand is a challenge for all states to tackle, the solution isn't for states to abandon market competition but rather to continue to press grid operators to make improvements that ensure the lowest cost for ratepayers," Rai said in a statement.

"States have an opportunity"

The discussion at the June hearing hinted at the much larger lobbying effort taking place in statehouses.

"Despite higher prices, we are not seeing the market respond fast enough," said Calvin Butler, CEO of Exelon, in a July 31 conference call. His company owns utilities across PJM, including ComEd in Illinois, PECO in Pennsylvania, BGE in Maryland and Atlantic City Electric in New Jersey.

"States have an opportunity to proactively bring control, certainty and cost benefits by pursuing options outside of the capacity market, including regulated generation," he said.

FirstEnergy, PPL and PSEG are among the other utilities that have been discussing this topic in state legislatures or before federal regulators.

The companies are focusing much of their attention on Pennsylvania, and, to a lesser extent, Maryland and New Jersey, based on comments from the companies and other interested parties.

Pennsylvania state Sen. Jarrett Coleman, a Republican, has introduced SB 897, which would allow utilities to build and own power plants in cases where state utility regulators determine that this would lead to cost savings for consumers. The bill is awaiting action in a Senate committee.

"Pennsylvania's decades-old energy policies need to be updated to address potential energy shortfalls and provide the state with additional tools to help insulate customers from growing price volatility and reliability concerns," Coleman said in an April memo about the bill.

The Energy & Policy Institute, a utility watchdog nonprofit, has been tracking this process and obtained records of email communications between Pennsylvania Gov. Josh Shapiro's office and utilities such as Exelon, FirstEnergy, and PPL. The messages reveal little about the views of Shapiro, a Democrat, on whether utilities should be allowed to own power plants, but they do show that large and influential companies are trying to nudge him in that direction.

Deregulation (continued)

"We look forward to continuing the productive dialogue surrounding resource adequacy in the face of surging electrical demand driven by new data centers, Al technology, electrification and business development," said John Hawkins, FirstEnergy's president for Pennsylvania, in a November 2024 email to Shapiro's staff.

Inside Climate News asked Shapiro's office whether the governor supports allowing utilities to own power plants.

"Gov. Shapiro's focus continues to be on lowering costs for Pennsylvanians by expanding energy generation and pushing for PJM reforms that would better support the new power demands," said Manuel Bonder, a Shapiro spokesman, in an email. "The Shapiro administration has put forward a comprehensive plan that would streamline project permitting, incentivize new energy generation, and reduce power demand through new investments in energy efficiency."

The comment did not touch on whether utilities should be allowed to own power plants.

FirstEnergy spokesman Todd Meyers had this statement: "While we are not actively seeking to build generation in the deregulated states in which we operate, FirstEnergy would consider building generation under a regulated construct and if it provides benefits to our customers."

Author: Dan Gearino, Inside Climate News - August 21, 2025
This excerpt is from a larger article which originally appeared on <u>Inside Climate News</u>, a nonprofit, non-partisan news organization that covers climate, energy, and the environment.

APPA RP3 Application Open

The deadline to apply for APPA's <u>Reliable Public Power Provider (RP₃)</u> designation is fast approaching—applications are due September 30. Now is the time for utilities to take action and showcase their commitment to excellence. Achieving the RP3 designation can unlock various benefits, including:

- National and local recognition and media attention
- Improved bond ratings
- Savings on workers' compensation and insurance
- Increased economic development opportunities
- Improved teamwork as employees fully understand their role in supporting the utility's mission

To learn more about the RP3 program and its application process, <u>visit the website</u> and <u>watch the recordings</u> of the "Strengthening your RP3 application" webinar series.

If you have any questions or would like to discuss your member utility's application in more detail, please don't hesitate to contact us at RP3@PublicPower.org. We would be happy to assist you directly or coordinate with the RP3 Panel to ensure your member's application is as strong as possible.

Start your application today.

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NextEra ENERGYinsight

Energy Industry Monthly



Power Surge: What's Driving the U.S. Power Demand Resurgence?

Key Insights

- U.S. electricity demand was flat from 2005 to 2020 but has grown by about 1.3 percent annually since 2021 —
 more than double the pace of the previous decade.
- Data centers accounted for roughly 60 percent of U.S. commercial demand growth from 2021 to 2023; that figure is projected to double by 2030, with particularly sharp increases in major hubs like Texas and northern Virginia, where data center load is expected to grow by 150 and 275 percent, respectively.
- Electricity use from EVs and other e-mobility applications could increase by 9,000 percent by 2050. The largest concentration of growth is expected in states like California and New York, where supportive policies are accelerating adoption; however, this sector continues to be challenged by ever-changing federal policy.
- Building electrification could increase total U.S. electricity demand 6–10 percent by 2050, while onshoring industry like semiconductor fabs and battery plants are adding hundreds of megawatts of new load.
- While demand growth is broadly anticipated, its scale and timing remain uncertain due to policy volatility, emerging technologies, and regulatory hurdles. Transmission constraints, permitting delays, and equipment shortages all present challenges to maintaining reliability and expanding grid infrastructure.

Challenges and Opportunities of a Growing Queue

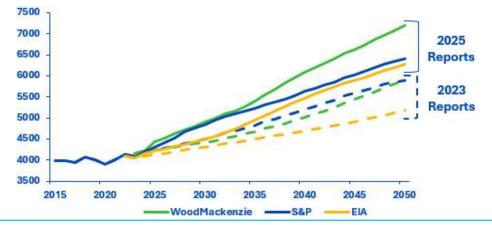
For nearly two decades U.S. electricity demand hovered near a plateau. From 2005 through 2020, consumption grew by just 0.1 percent annually, constrained by gains in energy efficiency, industrial offshoring, and behind-the meter generation. Since 2021, demand has grown at a more rapid 1.3 percent per year, driven by the swift expansion of data centers (DC), electric vehicles (EV), building electrification, and reshored manufacturing.

This fundamental shift has sparked major revisions in long-term electricity demand forecasts. In 2020, the U.S. Energy Information Administration (EIA) projected 1 percent annual growth through 2050. Its 2025 outlook now anticipates a 50 percent increase in total consumption by 2050, nearly doubling the expected annual growth rate to more than 2 percent. Between January and December 2024 alone, the EIA raised its

estimate for 2025 demand eightfold. Other firms followed similar trends by revising their electricity demand expectations upward. S&P Global updated its U.S. electricity demand growth projection through 2050 from 1.2 to 2.1 percent in just six months, resulting in 20 GW additional forecasted growth. The International Energy Agency (IEA) added 100 terawatt-hours to its forecast for 2026. Most projections for growth through 2050 now cluster between 1.7 and 2 percent annual growth — far from the flat outlooks of the last decade.

This inflection point is visible in Figure 1, which shows how EIA, S&P, and Wood Mackenzie have revised their estimates of 2050 U.S. electricity demand sharply upward — by as much as 2,000 TWh — since 2022. These trends underscore a new consensus: The U.S. is entering a new era of electricity demand growth.

Figure 1: Revisions of 2050 U.S. Electricity Demand Forecasts (TWh)

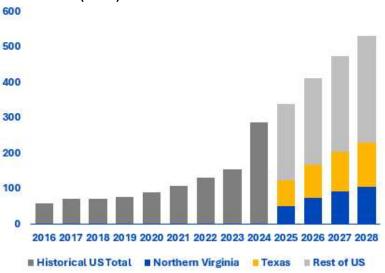


Data Centers and Digital Infrastructure

Data centers are leading the surge in demand. From 2021 to 2023, DCs drove 60 percent of commercial demand growth. Nationwide, data center electricity use is expected to double by 2030, with the Electric Power Research Institute projecting they will account for 9 percent of total U.S. generation.

Installed capacity for northern Virginia's DCs has grown from less than 500 MW about a decade ago to nearly 5 GW today and is expected to expand by another 11 GW in the region by 2030. Depending on utilization, that added capacity could raise Virginia's statewide peak load by roughly 40–50 percent. In Texas, ERCOT forecasts that computing loads could add 86 gigawatts by 2031, raising peak DC demand from 85 to 145 gigawatts. As highlighted in Figure 2, northern Virginia and Texas combined are projected to grow from 35 percent of total DC demand to over 44 percent by 2028, when total U.S. DC demand reaches 530 TWh.

Figure 2: U.S. Data Center Power Demand: 2025-2030 Forecasts (TWh)



Electrifying Transportation

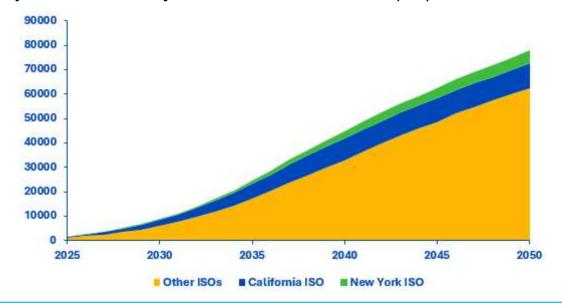
EVs currently account for a small share of U.S. electricity use but are poised to become an impactful contribution to total load. The National Electrical Manufacturers Association projects EV demand rising 9,000 percent by 2050.

Based on projections from Wood Mackenzie, Figure 3 shows that peak demand from EVs could grow nearly 5,000 percent nationally by 2050. California and New York are leading the transition, with mandates for 100 percent zero-emission vehicle sales by 2035, utility rate reform, and federal National Electric Vehicle Infrastructure

funding. California's EV peak demand rises by more than 2,375 percent, from 405 MW in 2025 to over 10,000 MW in 2050, while New York's grows by over 5,600 percent, from 95 MW to 5,400 MW.

Uncertainty remains for the EV industry as S&P Global lowered its long-term EV load forecast by 10 percent in December 2024, citing policy volatility and infrastructure bottlenecks. The recent revocation of the federal EV tax credit will impact adoption, although some state-level incentives may partially offset the effect.





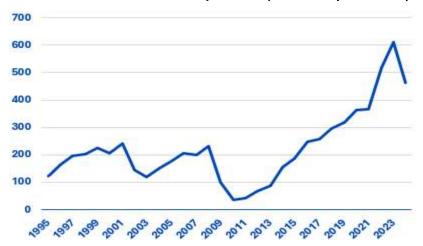
Industrial Reshoring and Building Electrification

Industrial onshoring is adding substantial electricity load. Semiconductor fabs like Intel's Ohio site and TSMC's Arizona site consume as much power as small cities. Battery plants across the Midwest and Southeast are also contributing hundreds of megawatts of demand. As shown in **Figure 4**, U.S. industrial construction completions jumped from 200–300 million square feet per year pre-2021 to over 600 million in 2023, with elevated levels continuing in 2025. With average electricity use of 12–15 kWh per square foot annually, this construction boom directly lifts baseline demand. In response, S&P Global's December 2024 outlook added 70 TWh of electricity and 33 GW of peak load from industrial facilities, just since May.

Building electrification is another steady source of growth. The Department of Energy expects 2–3 million new heat pump installations annually by 2030. California mandates all-electric new buildings, and states like New York and Massachusetts are offering incentives for electrification. A 2024 multi-state agreement aims for heat pumps to make up 65 percent of HVAC and water-heating sales in the Northeast by 2030.

According to the American Council for an Energy-Efficient Economy, building electrification could add 6–10 percent to total U.S. electricity demand by 2050. The IEA expects electricity's share of building energy use to hit 27 percent by 2030. It is important to note that, similar to the EV industry, policy support for electrification may be challenged by reform under the current administration.

Figure 4: Annual U.S. Industrial Construction Completions (Million Square Feet)



Transmission Bottlenecks

Rapid demand growth is outpacing transmission expansion. High-growth regions need more capacity to move power, but permitting delays, equipment shortages, and complex siting rules are slowing progress. The North American Electric Reliability Corporation (NERC) warns that these constraints are putting reliability at risk. Northern Virginia relies on imports across already congested lines, while Texas faces mounting challenges in delivering power to fast-growing west Texas data center hubs. In response, ERCOT recently secured

regulatory approval for a proposed 765-kV transmission backbone to reinforce the state's grid, but the multi-billion-dollar buildout still faces long timelines. A 2024 NERC study suggests that adding 35 GW of transfer capacity — the amount of power that can be reliably moved between regions under normal and emergency conditions — would significantly strengthen grid resilience. However, progress remains slow, with transformer lead times now roughly twice as long as in 2021.

Permitting and Queues

New generation also faces significant delays, with interconnection queues clogged by thousands of projects, taking four to six years for approval. Although the Federal Energy Regulatory Commission is working to streamline processes, broader reforms are essential to keep up with demand. Deployment timelines vary. Renewables and battery storage are feasible by 2026, gas peakers by

2029, combined-cycle plants by 2030–2031, and nuclear reactors by the late 2030s. These disparities highlight the effectiveness of quick-to-service renewables for near-term energy but continue to emphasize the need for efficient permitting and interconnection to meet future energy demands.

Growing Uncertainty in Load Forecasting

While long-term growth is certain, forecasting near-term demand is challenging due to volatile policies, supply chains, and market changes. The Inflation Reduction Act (IRA) has provided key support, but future changes could shift market trajectories. Rhodium Group estimates EV adoption could drop 27 percent if IRA incentives lapse. Tariffs on Chinese EVs and batteries could also raise consumer costs. DC projections carry similar uncertainty.

Server efficiency gains and AI optimization could moderate electricity use per workload. The IEA reports data center power usage effectiveness has improved from 2.0 in 2010 to 1.55 today, meaning far less energy is lost to cooling. Macro-economic and demographic factors also add variability, swaying demand forecasts by 15 percent or more in EIA's 2025 scenarios.

Path Forward

While the pace and geography of demand growth remain uncertain, the direction is clear: After years of stagnation, U.S. electricity use is rising again. DCs, EVs, building electrification, and industrial reshoring are reshaping forecasts and planning models.

Meeting this demand will require grid investment, faster permitting, and coordination. In the immediate term, the

fastest-growing resources — like renewables and storage — are also the fastest to deploy. In regions with proactive planning, they're already being built in.

The question now isn't if demand will surge, but whether the grid can keep up. With sustained investment and smart planning, the answer is yes.

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