

HATFIELD BOROUGH COUNCIL
WORKSHOP / REGULAR MEETING
July 15, 2020

MINUTES

THIS MEETING WAS HELD ON ZOOM WITH THE PUBLIC
AVAILABLE BY ZOOM AUDIO

CALL TO ORDER AND ROLL CALL:

- (X) John H. Weierman, President
- (X) John Kroesser, Vice President
- (X) Salvatore DiLisio Jr.
- (X) Jason Ferguson
- (X) Lawrence G. Stevens

- () Mayor, Robert L. Kaler III

The record shows that five members of Council were present at roll call, as well as, Solicitor Catherine M. Harper; Timoney Knox LLP, Borough Manager Michael J. DeFinis, Assistant Manager Jaime E. Snyder, and Borough Engineer Chad Camburn from Bursich Associates

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Kroesser to Approve the Workshop / Regular Meeting of July 15, 2020. The motion was seconded by Councilmember DiLisio and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the June 17, 2020 Workshop / Regular Meeting.

Motion: A motion was made by Councilmember Ferguson to Approve the Minutes of the June 17, 2020 Workshop / Regular Meeting. The motion was seconded by Councilmember Stevens and unanimously approved with a vote of 5-0.

3. PUBLIC INPUT: President Weierman asked if there was any Public Input. The Public was allowed to comment from Zoom audio during this time.

No Public Input.
Media was not present.

4. ANNOUNCEMENTS: Manager DeFinis made the following announcements:

- Movie in the Park Thursday, July 16th
- The Planning Commission is scheduled to meet August 3rd via in Person or Zoom
- Borough Council is scheduled to meet August 19th via in Person or Zoom TBD
- Movie in the Park is scheduled for August 20th
- Fall Festival is Scheduled for September 26th

5. Edinburgh Square Final Subdivision Presentation:

David Caracausa, the Developer and his Engineer Jeremy Hoagland were present for the meeting and overviewed the Edinburgh Square Development with Council. Mr. Caracausa informed Council that the subdivision has not changed since Council gave the last approval with the exact same configuration and lot sizes. Mr. Caracausa added that he would like to move fast and is working on the Developers Agreements with the Borough Solicitor to have them funded so the demolition can take place of the existing structure on the property.

President Weierman asked to review the proposed resolution on this development and address the previous approval by Council.

Solicitor Harper stated that Council previously gave an approval for a four-lot subdivision then gave final for a two-lot subdivision when Mr. Caracausa was going to phase the property but since then Mr. Caracausa has abandoned the phasing and going forward with the preliminary and final on a four-lot subdivision. Mr. Caracausa did send an email withdrawing the phasing application. It was added that anything stated in the previous resolution adopted by Council is included in resolution 2020-18.

President Weierman ask the Solicitor Harper how the Bower's fence is addressed in the proposed resolution.

Solicitor Harper Kate went over the fence wording in the resolution and stated it is escrowed for the price of the fence included in the financial security and if the developer would not install the fence the Borough would use the money in the escrow to install it.

Steve Bowers of 510 Koffel Road was present and asked the developer to clarify the fence and the stormwater management on the property specifically the french drain.

Mr. Caracausa outlined the fence installation and stated that it would occur once lot one was sold and developed as he is planning on developing the lots as they are sold not in numerical order. Mr. Caracausa also added that when the driveway on lot one is developed the stormwater will be addressed with the proposed french drain.

Mr. Bowers expressed his concerns with the fence installation and the french drain not taking place as soon as the property demolition is complete. Mr. Caracausa assured Mr. Bowers and Council that the fence will go in along with the french drain installed. Mr. Caracausa added it only makes sense to do these projects in construction sequence so nothing installed will be damaged and in need of replacement.

Mr. Caracausa addressed details the demolition of the property. Chad Camburn, the Borough Engineer, added that sedimentation and erosion controls need to be addressed in the demo.

A discussion ensued amongst Council, Mr. Caracausa, and Mr. Bowers about his concerns regarding the fence as it relates to demolition of the property. A decision was made to install a construction fence along the side near the Bower's property to help mediate any issues with the demolition including but not limited to rodents and stormwater runoff.

Council Member Kroesser asked about the design and look of the homes and Mr. Caracausa stated that are all similar in design but there will be no sample home as the buyers will be able to add custom features inside the homes.

Councilmember Ferguson asked Mr. Caracausa to address the utility installment and number of tie-ins to the road. Mr. Caracausa stated per the resolution he will be required to pave the width of the road.

Councilmember DiLisio asked about the demolition and utility installment and what that would mean to the condition of the road with dirt and debris. Chad Camburn, the Borough Engineer stated that the developer would be responsible to keep the roadway clear and clean during the demolition and construction process.

President Weierman asked if there were any other questions from Council or Mr. Bowers.

Councilmember Kroesser added that he just wanted to make sure Mr. Bowers was happy and satisfied. Mr. Bowers added that he was not thrilled but just wants the project to move forward at this time.

Councilmember Weierman stated that this resolution is on for consideration this evening and any decisions that take place will require changes made to the resolution by the Solicitor.

6. REPORTS FROM STANDING COMMITTEES AND MAYOR:

Councilmember Stevens informed Council that he sat in on a Zoom meeting for the 309 Connector Project. He added that the proposed start of construction for Phase II is

scheduled for spring 2021 and is estimated to be a 2.5-year project that will finish up in 2023.

President Weierman stated that the EIT Report at this time through June is not that far off but the COVID working group did have information from Berkheimer that would indicate a reduction of 20-30%.

7. MANAGERS REPORT: MANAGERS REPORT: General Report and Project Updates. Manager DeFinis reviewed the Reports and made the following announcements:

1. Land Use & Development Updates:

- A. St. Mary St. Kyrillos Coptic Church / Sewer Escrow Under Review
- B. Hatfield Auto Museum / Nothing New
- C. 122 ½ Towamencin Ave. / Access to Property / Under Review
- D. Salter's – Bought Old Firehouse – Plans to Renovate
- E. Edinburgh Square Subdivision – Final Plan Under Review
- F. 369 Edgewood Drive Fence Permit / Under Review
- G. SEPTA Property / Lease Agreement Terminated
- H. Howard Heckler Subdivision – Preliminary Plans in Progress – August
- I. Bennett's Court – Still Planning to Submit Plans

2. Utility Billing Update:

- A. Staff continues to monitor past due Electric & Sewer accounts. Residents are being sent reminders for PAST DUE ACCOUNTS. Past Due Accounts will be addressed in two tiers.
- B. I encourage all account holders to take advantage of the cost-effective billing delivery opportunity.

3. 2020 Project Updates:

- A. East Lincoln Avenue Bridge – project moving forward
- B. Curb Ramp Bids – COVID-19

4. Items of Interest:

- A. PennDOT Winter Services Agreement
- B. Connector Road Traffic Detours
- C. NPSD 2020-2021 Assessed Value

5. AMP R.I.C.E. BTM Peaking Project

6. PMEA Update - Website

7. AMI UPDATE – 1156 Meters installed / in-house prep for billing

8. HERC Update: COVID Grants

8. NEW BUSINESS / DISCUSSION ITEMS:

- A. Electric Department Update

Manager DeFinis gave Borough Council an Electric Department update. President Weierman and Councilmember Ferguson stated that we needed to be more present on social media and share the positive aspects of Public Power with the Community.

B. HMHS Update

Councilmember Stevens informed Council that the museum is getting close to opening and they are hoping to open within two or three weeks but hours will be by appointment only at first.

C. 2020 Upset Sale Exception Policy

President Weierman stated this policy is from the County and they will postpone upset sales on properties unless the board and school district agree to move forward.

Solicitor Harper stated to let the School District take the lead on this and added that Legislators passed today that School Districts can waive penalties through the end of the year.

D. Resolution 2020-16 Closing the Money Market Acct at ESSA

President Weierman informed Council this is just to clean up the accounts at ESSA. President Weierman added that the Borough opened this money market account for construction and debt service and the balance depreciated which made the balance drop below the threshold. The Borough could receive a service charge so we are moving it to the ESSA checking account.

E. Resolution 2020-17 Fixing the DVRFA Interest Rate

Manager DeFinis informed Council that the Borough can get a lower loan rate for the last years of the loan. Manager DeFinis added that the rate would drop to .632% which would save the Borough around \$35,000 over the final three years of the loan.

F. Resolution 2020-18 Preliminary / Final Subdivision and Land Development for Edinburgh Square

This was discussed previously in the meeting.

G. Ordinance 537 Converting the ESSA Loan to DVRFA

Manager DeFinis stated that this addresses the ESSA construction loan. The Borough is looking at the current loan rate 2.01 and moving it to .894. Manager DeFinis added that with all the costs included this would be around \$33,000.00 and Delaware Valley Regional Finance Authority would complete all the work including the Ordinance and Advertising. Manager DeFinis stated that the Borough would lower the overall cost for the eleven years on the loan by around \$300,000.00.

A discussion ensued amongst Council about this loan and the projected savings for the Borough.

President Weierman stated he is concerned about the rate swap and wants to make sure the money listed is what the Borough is paying for or is that just billed in. Manager DeFinis stated that he will double check with Jeff Calhoun but believes it is all included in the rate.

H. Governor Wolf's Face Coverings Order

President Weierman stated he just wanted to review and go over the additions of the recent mandate for face coverings.

Manager DeFinis added that no restaurants have taken advantage of the outdoor dining tables except Vinny's and Hattrick's. Manager DeFinis added that the Main Hotel did ask and applied for a permit and requested this through October but there has not been any progress further than that.

I. Salter's Fireplace Eggfest 2020 Request

President Weierman stated that Salter's wants to hold the annual Egg Fest at their new facility.

A discussion ensued amongst Council about the proposed set up, capacity, face coverings, etc. Manager DeFinis was directed to get a detailed plan of how they will mitigate the crowd flow and seating.

J. 2020 CDBG Orchard Lane Sanitary Sewer Improvements

President Weierman informed Council that it seems we will be moving ahead with the Orchard Lane Sanitary Sewer Improvement Project as the Borough was awarded the grant.

K. Travel Policy

Manager DeFinis reviewed the travel policy for staff and employees in response to the Governor's recommendation and travel outside the state. Manager DeFinis stated this policy was drafted by a combination of other municipalities in the North Penn Area.

L. Conditional Use Hearing 101 Jean Drive

Assistant Manager Jaime Snyder informed Council that the resident at 101 Jean Drive applied for an accessory use permit for a garage and it is over the allotted footage in his zoning district by 68 feet. Assistant Manager Jaime Snyder added that due to this the resident will have to go to a Conditional Use Hearing.

9. OLD BUSINESS:

A. REPORTS AND CORRESPONDENCE: President Weierman and Manager DeFinis updated Borough Council on Reports and Codependence. Lieutenant Robertson from the Hatfield Police Department addressed Council with a Police Report Update.

Lt. Robertson was asked about mask enforcement at events and in the community and she informed Council that was something the Police Department does not enforce.

- Monthly Investment Report
- Monthly EIT / LST Report
- Police Department Report
- Fire Department Report
- Public Works Department Report
- Engineering Report
- Zoning Officer, Building Code, Property Maintenance Report
- Fire Safety Inspection Report
- Pool Advisory Report

10. ACTION ITEMS: (the public was taken off mute for any comments)

A. Motion to Consider Resolution 2020-16 Closing the Money Market Account at ESSA

Motion: A motion was made by Councilmember Ferguson to Approve Resolution 2020-16 Closing the Money Market Account at ESSA. The motion was seconded by Councilmember Kroesser.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was unanimously approved with a vote of 5-0.

B. Motion to Consider Resolution 2020-17 Fixing the DVRFA Interest Rate

Motion: A motion was made by Councilmember Kroesser to Approve Resolution 2020-17 Fixing the DVRFA Interest Rate. The motion was seconded by Councilmember Ferguson.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was unanimously approved with a vote of 5-0.

C. Motion to Consider Resolution 2020-18 Preliminary / Final Approval for Subdivision and Land Development for Edinburgh Square with the Solicitors Revision of the Sections as Discussed Earlier

Motion: A motion was made by Councilmember Ferguson to Approve Resolution 2020-18 Preliminary / Final Approval for Subdivision and Land Development for Edinburgh Square with the Solicitors Revision of the Sections as Discussed Earlier. The motion was seconded by Councilmember Stevens.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was unanimously approved with a vote of 5-0.

D. Motion to Consider Advertising the Conditional Use Hearing for 101 Jean Drive for August 19, 2020

Motion: A motion was made by Councilmember Ferguson to Approve Advertising the Conditional Use Hearing for 101 Jean Drive for August 19, 2020. The motion was seconded by Councilmember Kroesser.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was unanimously approved with a vote of 5-0.

E. Motion to Consider Advertising Ordinance 537 ESSA Debt with DVRF

Motion: A motion was made by Councilmember Kroesser to Approve Advertising Ordinance 537 ESSA Debt with DVRF. The motion was seconded by Councilmember Ferguson.

President Weierman asked if there were any comments or questions. There were no comments or questions.

The motion was unanimously approved with a vote of 5-0.

11. MOTION TO APPROVE PAYMENT OF THE BILLS:

President Weierman and Manager DeFinis reviewed and answered questions regarding the bill list.

Motion: A motion was made by Councilmember Kroesser to approve payment of the bills. The motion was Councilmember Ferguson.

President Weierman asked if there were any comments or questions.

Manager DeFinis noted that the AMP bill was not on this bill list.

The motion was approved unanimously with a vote of 5-0.

12. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Kroesser to adjourn the Workshop / Regular Meeting of July 15, 2020. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 5-0. The meeting was adjourned at 9:12PM.

Executive Session Litigation and Personnel

Respectfully Submitted,
Jaime E. Snyder
Assistant Manager