

HATFIELD BOROUGH COUNCIL
WORKSHOP / REGULAR MEETING
June 21, 2017

MINUTES

CALL TO ORDER AND ROLL CALL:

- (X) John H. Weierman, President
 - (X) Kenneth V. Farrall
 - () Stephen E. Keib
 - (X) John Kroesser
 - (X) Lawrence G. Stevens
- (X) Mayor, Robert L. Kaler III

The record shows that four members of Council were present at roll call, as well as, Mayor Robert L. Kaler III, Solicitor Catherine M. Harper; Timoney Knox LLP, Borough Manager Michael J. DeFinis, Treasurer Diane Farrall and Public Information Officer Lindsay Hellmann.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Farrall to Approve the Workshop / Regular Meeting Agenda of June 21, 2017 with additions. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of May 3, 2017 Workshop Meeting & May 17, 2017 Regular Meeting.

Motion: A motion was made by Councilmember Farrall to Approve the Minutes of May 3, 2017 Workshop Meeting and the May 17, 2017 Regular Meeting. The motion was seconded by Councilmember Kroesser and unanimously approved with a vote of 4-0.

3. Public Hearing on Ordinance No. 528 Regarding Medical Marijuana Dispensaries and Grower / Processors

Ordinance 528
PROCEEDINGS

PRESIDENT JOHN WEIERMAN: We now have a public hearing regarding Ordinance No. 528 Regarding Medical Marijuana Dispensaries and Grower / Processors.

PRESIDENT JOHN WEIERMAN: At this time I would like to call the public hearing to order.

SOLICITOR HARPER: There are a few exhibits to mark. Exhibit B1 is Ordinance No. 528. Exhibit B2 is a copy of the notice to the North Penn Reporter of tonight's hearing. Exhibit B3A and B3B are copies of the actual notices that appeared in the North Penn Reporter. Exhibit B4 is an aerial photograph with markings on it. The blue is the area excluded because there is a school within 1,000 feet which is State law and the red are areas excluded under the Ordinance for church and places of worship use; which is Borough exclusion per the Ordinance of 500 feet.

SOLICITOR HARPER: After the blue and red exclusions on Exhibit B4 you will see that there are still available locations in the Borough to have medical marijuana dispensaries and grower processor facilities. If we would have not made the zoning allowable for the Borough, the Borough could have been subject to a zoning exclusion challenge.

PRESIDENT JOHN WEIERMAN: Are there any questions from the Public in attendance at this time?

PRESIDENT JOHN WEIERMAN: No questions were raised.

PRESIDENT JOHN WEIERMAN: Are there any questions Borough Council or the Mayor at this time?

COUNCILMEMBER FARRALL: Are we going to make the map an attachment to the Ordinance?

SOLICITOR HARPER: The Ordinance states the specific requirements regarding location and the applicant would have to prove they are in adherence to this Ordinance.

SOLICITOR HARPER: This Ordinance is on for consideration this evening as an Action Item.

PRESIDENT JOHN WEIERMAN: If there are no further comments or questions on this Ordinance I would like to call the hearing to a close.

This public hearing is closed. (at 7:46 PM the hearing was closed)

4. Edinburgh Square Subdivision / Caracausa Building & Development Review of Sketch Plan

Councilmember Farrall stated that this is at the corner of Vine Street and Koffel Road. He went on to inform Council that the developer came in and met with the Planning,

Building, and Zoning Committee and the sketch in your packets is representing the almost final product that the developer is asking for. Councilmember Farrall stated that this sketch plan shows five lots but when the developer was at the Borough Planning Commission he was willing to go to four lots which would make it a four lot subdivision. Councilmember Farrall added that this proposed sketch goes by the R2 standard which means that the setbacks are smaller than the R1 standard but this property is located in the R1. Councilmember Farrall stated that due to the fact that the property is located in the R1 but it would not fit the neighborhood and be difficult to develop the developer is asking to go to the Zoning Hearing Board and have the R2 standards set for the property. Councilmember Farrall added that he isn't seeking to apply the R2 standard to get more lots, there will only be four lots, he is applying it to get a better development.

A discussion ensued amongst Council regarding the development of this property and it was decided to support the R2 standard request with a letter of support to the Zoning Hearing Board.

5. PUBLIC INPUT: President Weierman asked if there was any Public Input. There was no public input. The media was not present.

6. ANNOUNCEMENTS: Manager DeFinis made the following announcements.

- Next Month's Council Meeting July 19, 2017 Workshop / Regular Meeting @ 7:30 PM at the HVFC
- HERC is scheduled to meet @ 8:00 AM Wednesday, June 28, 2017 at the HVFC
- The Planning Commission is scheduled to meet Monday, July 3rd @ 7:00 PM at the HVFC
- The Borough Office will be closed on Tuesday, July 4th in observance of the 4th of July Holiday

7. REPORTS FROM STANDING COMMITTEES AND MAYOR:

Public Safety: Corporal Hanrahan, who was present from the Hatfield Police Department, answered questions regarding the Police report.

Councilmember Kroesser and Manager DeFinis informed Council that the Public Safety Committee met this past week and discussed truck traffic on Main Street, response to the complaints on Maple Avenue, portable camera systems for surveillance in the Borough, notification signals and a message board.

8. PUBLIC INFORMATION COORDINATOR UPDATE:
A. Roll & Stroll and Founder's Day Events Recap

Lindsay Hellmann, the Borough's Public Information Coordinator updated Borough Council on Earth Day, Roll & Stroll and Founder's Day. Ms. Hellmann outlined the attendance, weather and budget for all events. Ms. Hellmann informed Council of future ideas for the Borough events and how she has been working with the Hatfield Economic Revitalization Committee to secure a plan for the events for 2018.

B. Community Night Out Recap & Update

Lindsay Hellmann, the Borough's Public Information Coordinator gave an overview of the Officer William J. Chapman Community Night Out and informed Council and Mayor Kaler that this event will be held in Hatfield Borough in 2018. Ms. Hellmann shared some ideas and visions she had for this event in 2018.

C. Fall Festival Update

Lindsay Hellmann, the Borough's Public Information Coordinator gave an update on the Fall Festival for September. Ms. Hellmann informed Council that the format has changed this year and that the vendor sales will not be a part of the event but Mr. Weimar of Hatrick's Sports Bar and Grill has offered to take over the sales as part of his interest in hosting a flea market. Ms. Hellmann went on to describe the set up and entertainment for the Fall Festival.

Ms. Hellmann also addressed with Council and the Mayor the future of participation for Borough events.

Solicitor Harper mentioned at looking at the Zoning Approval for that facility as she believes it was issued as a temporary use.

9. MUNICIPAL COMPLEX UPDATE:

A. Municipal Complex Demolition Bid Results

Solicitor Harper stated that these results are not ready for action at this time. Solicitor Harper added that we have nine bids and she had a discussion with the Engineer this afternoon and the Engineer is currently going through all the documents.

B. KCBA Municipal Complex

Manager DeFinis stated that at your places is the latest version of the layout from KCBA for the Municipal Complex.

A discussion ensued amongst Council about the newly revised layout.

10. MANAGERS REPORT / MUNICIPAL COMPLEX UPDATE: 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 / Use Under Review
- B. GLC (Grace Lutheran Church) / Construction Complete
- C. Gambone/Snyder Townhomes / Project near Completion
- D. Hatfield Auto Museum / Nothing New
- E. Crystal Rose Catering / Nothing New
- F. Hattricks / Waiver of LD Request Granted / Bar enclosure installed under a building permit / Flea Market Approved
- G. 122 ½ Towamencin Ave. / Access to Property / Nothing New
- H. PIRHL - Biblical Seminary Project / Zoning Application Approved
- I. Salter's Woodburners Improvements
- J. Edinburgh Square Subdivision / Caracausa Development

2. Utility Billing Update:

- A. Staff continues to monitor past due Electric & Sewer accounts. Electric disconnects were performed on June 27th.
- B. Email Billing available for Electric & Sewer Accounts. I encourage all account holders to take advantage of the cost effective billing delivery opportunity.
- C. Borough staff had committed to securing a vendor for Credit Card and online payments in 2017.

3. 2016 Project Updates:

- A. Bid Items for 2017:
Towamencin Ave. Reconstruction Project Notice to Proceed
Centennial Park Sanitary Sewer Project is inching its way to completion
The East School Street CDBG Grant Application has been recommended for funding

4. Items of Interest:

- A. PSAB Fall Leadership Conference October 13th - 15th
- B. PSAB HB 1405 Opposition Letter
- C. IVCC Tastings Tuesday October 24th
- D. Local Government Issues by Kate Harper
- E. Liquid Flues Audit

11. NEW BUSINESS / DISCUSSION ITEMS:

- A. Cash Management Master Agreement between the Borough of Hatfield and TD Bank

Manager DeFinis stated to Council all questions were answered and in the packets in a list of items that are pertinent to us. Manager DeFinis stated this agreement will allow a check scanner to be on site and avoid lengthy bank visits.

B. Centennial Park Sewer Rehabilitation Change Order # 3

Manager DeFinis informed Council that this change order reduces the job cost by over \$4,800.00.

C. East Lincoln Avenue LLC Assessment Settlement Stipulation

Manager DeFinis stated to Council that this Board of Assessment Appeal was granted and we are waiting all signed documentation.

D. TD Bank Credit Card Increase

Manager DeFinis informed Council that the Borough has ran into a problem recently with the credit limit due to vendor's only accepting credit card payments. Manager DeFinis added that all paperwork was sent over to request to raise the credit limit.

E. Woodburners / Salter's Request

Manager DeFinis stated that this request had come into the Borough for the annual Egg Fest. Manager DeFinis stated he wanted to point out that that this request was for a BYOB, though alcohol was on site at the past events, it was always controlled by the owner of the property for a select few.

A discussion ensued amongst Council about the request and it was decided that the event was permitted to take place in the park but advertising as a BYOB is not permitted. Manager DeFinis stated that this will be on for discussion again and as an Action Item in July.

12. OLD BUSINESS:

A. REPORTS AND CORRESPONDENCE:

President Weierman and Manager DeFinis reviewed, updated and answered questions regarding the Reports and Correspondence.

- Monthly Investment Report
- Monthly EIT / LST Report
- Police Department Report
- Fire Department Report
- Public Works Department Report
- Engineering Report

- Fire Marshal & Safety Inspection Report
- Zoning Officer & Building Code Enforcement / Property Maintenance Report

13. ACTION ITEMS:

A. Motion to Consider Ordinance No 528 Regarding Medical Marijuana Dispensaries and Grower processors.

Motion: A motion was made by Councilmember Farrall to Approve Ordinance No 528 Regarding Medical Marijuana Dispensaries and Grower processors. 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 4-0.

B. Motion to Consider the Cash Management Master Agreement between the Borough of Hatfield and TD Bank.

Motion: A motion was made by Councilmember Farrall to Approve the Cash Management Master Agreement between the Borough of Hatfield and TD Bank. 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 4-0.

C. Motion to Consider the Centennial Park Sewer Rehabilitation Change Order # 3.

Motion: A motion was made by Councilmember Farrall to Approve the Centennial Park Sewer Rehabilitation Change Order # 3. 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 4-0.

D. Motion to Consider Awarding the Hatfield Borough Municipal Complex Demolition Contract to The Vanic Company Inc. in the amount of \$26,450.00 (twenty six thousand four hundred fifty dollars) upon final review by the Borough Solicitor & Borough Engineer.

Motion: A motion was made by Councilmember Farrall to TABLE Awarding the Hatfield Borough Municipal Complex Demolition .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 4-0.

14. 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 seconded by Councilmember Stevens.

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

The motion was approved with a vote of 3-0-1. Councilmember Farrall abstained from the vote.

15. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Kroesser to adjourn the meeting of June 21, 2017. The motion was seconded by Councilmember Farrall and unanimously approved with a vote of 4-0. The meeting adjourned at 8:45 PM.

Executive Session: Potential Litigation, Real Estate and Personnel

Respectfully Submitted,
Jaime E. Snyder
Assistant Secretary