

HATFIELD BOROUGH COUNCIL  
WORKSHOP / REGULAR MEETING  
June 16, 2021

MINUTES

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

CALL TO ORDER AND ROLL CALL:

- ( ) John H. Weierman, President
- (X) John Kroesser, Vice President
- (X) Salvatore DiLisio Jr.
- (X) Jason Ferguson
- (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, Solicitor Andrew Knox; Timoney Knox LLP, Borough Manager Michael J. DeFinis, Assistant Manager Jaime E. Snyder, Public Works Director Stephen J. Fickert, Jr., and Borough Engineer Chad Camburn. Solicitor Catherine M. "Kate" Harper arrived at 8:20PM.

1. APPROVAL OF MEETING AGENDA:

Motion: A motion was made by Councilmember Ferguson to Approve the Workshop / Regular Meeting of June 16, 2021. The motion was seconded by Councilmember DiLisio and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 5, 2021 Workshop & the May 19, 2021 Regular Meetings

Motion: A motion was made by Councilmember Stevens to Approve the Minutes of the May 5, 2021 Workshop & the May 19, 2021 Regular Meetings. The motion was seconded by Councilmember Ferguson and unanimously approved with a vote of 4-0.

3. PUBLIC INPUT: Vice President Kroesser asked if there was any Public Input. The Public was allowed to comment from Zoom audio during this time. Media was not present.

Richard Girard, 202 Jade Drive asked if there was any know celebrations in the Borough for Juneteenth. Council was unaware of any planned celebrations in the Borough.

James Fagan, 503 S. Main Street stated this question pertains to the plan to expand Didden's Greenhouses onto the opposite side of W. Vine Street. The Hatfield portion of the Liberty Bell Trail currently ends directly across W. Vine Street from the expansion site. If the trail is completed and extended towards Lansdale it seems that it would have to go through this site. Does the expansion address the position of the Liberty Bell Trail, and how a completed trail may fit into the plan?

Manager DeFinis addressed Mr. Fagan's comments and stated that this issue was addressed in the support letter sent to the Hatfield Township ZHB and will be further discussed during the Land Development Phase of the project as it is not a Zoning issue but rather an issue that can be discussed during the land development process.

4. ANNOUNCEMENTS: Manager DeFinis made the following announcements:
- The Borough Office Will be Closed Monday July 5<sup>th</sup> in Observance of the July 4<sup>th</sup> Holiday
  - The next Planning Commission Meeting is scheduled for July 12<sup>th</sup> @ 7:00PM In-Person
  - Next Borough Council Meetings is the July 21<sup>st</sup> Workshop/Regular Meeting @ 7:30PM In-Person
  - Movie in the Park Scheduled for June 17, 2021 7:00PM Centennial Park
  - HMHS planning a Grand Opening celebration October 8/9<sup>th</sup>

5. NMCRC Protocol for Act 101 Violations:

Manager DeFinis stated that a representative was asked to attend this evening but there was a scheduling conflict.

Solicitor Andrew Knox stated the biggest change made since this was presented to Council last year is that before any kind of violation or action would be imposed the NMCRC would have to come to the Borough first.

Manager DeFinis stated that Council can decide how they want to move forward with this

Councilmember Ferguson recommended tabling this discussion item until a representative can come speak to Council and answer any questions they may have regarding this issue and the organization as a whole.

#### 6. 43 Roosevelt Final Land Development Presentation:

Chad Camburn, the Borough Engineer, provided Council with a quick overview of the proposed development and stated that they received preliminary plan approval with a few conditions. Mr. Camburn added that the developer still needs to meet the PC requirements and finalize a few items but he would recommend this plan for approval.

Councilmember Ferguson asked about the outstanding items left and Mr. Camburn stated that they were typical clean up items that the developer stated he will comply with.

#### 7. Bennett's Court Preliminary Land Development Presentation:

Manager DeFinis stated that Bennetts Court asked to be tabled from discussion this evening except for one item that they need to move forward with which is the letter renaming the Paper Street (E. Broad) to Bennetts Court to be able to have it listed as official land and identified with a tax parcel number.

Solicitor Andrew Knox confirmed that by doing this the developer will get a parcel number and they can then move forward with any agreements for the proposed development including any with the neighbors.

Councilmember DiLisio asked about PennDOT street dedication requirements. Chad Camburn, the Borough Engineer, stated that the Borough Code has a requirement of 40ft. and historically the PennDOT ROW is 33ft. but this is not going to be a dedicated road.

Councilmember Ferguson asked about a HOA and it was stated that this would be a HOA development.

#### 8. REPORTS FROM STANDING COMMITTEES AND MAYOR:

##### A. Property & Equipment Committee Report

Councilmember Stevens discussed the return to in-person meetings starting July 21, 2021 and at that time Zoom would no longer be an option for attendance. Councilmember Stevens added that all meetings will be recorded and posted to the website and the Boroughs YouTube Channel. Mr. Stevens stated that residents will be able to submit questions prior to the meeting that can be addressed at the meeting and responses will be available on the recording the residents can watch the next day.

Councilmember Ferguson questioned the reasoning for not continuing Zoom as an option for residents to attend meetings and Manager DeFinis stated that the Borough is not equipped to run hybrid meetings and preliminary information stated a rough estimated of \$60,000.00. Councilmember Ferguson stated he understood the cost and not having the capability to do this at the moment but this is something we should look into for the future.

Councilmember Stevens stated that Borough will follow all CDC guidelines that any unvaccinated person should continue to wear a mask inside the building and that suggested hours of operation stay at 8:30AM-4:00PM for the public.

All members of Council agreed.

Councilmember Stevens also gave an update on the decorative banners in the Borough and looking to replace the winter ones this year and summer in 2022.

Finally, Councilmember Stevens informed Council that some residents are interested in paving their own driveways but portions of their private driveways are part of the Borough ROW. Councilmember Stevens added that these residents would also pave the Borough ROW while paving the private driveway. A discussion ensued amongst Council regarding this issue and Manager DeFinis added that a driveway permit must be obtained to keep checks and balances.

9. 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 / Use Under Review
- B. Hatfield Auto Museum - Nothing New
- C. 122 ½ Towamencin Ave - Demo Permit / Address Edgewood
- D. Salter's – Bought Old Firehouse - Open for Business
- E. Edinburgh Square Subdivision – Stop Work Order
- F. SEPTA Property / License Agreement Executed
- G. 43 Roosevelt Avenue –/ Preliminary Approval / Final Under Review
- H. Bennett's Court – Revised Preliminary Plan Under Review
- I. 127 Penn Avenue - Sketch Plan Submitted

2. Utility Billing Update:

- A. Staff continues to monitor past due Electric & Sewer accounts. Residents are being sent reminders for PAST DUE ACCOUNTS.
- B. I encourage all account holders to take advantage of the cost-effective billing delivery opportunity.
- C. Electric Customer Portal now available.
- D. NPWA Meter Replacement Program

3. 2021 Projects:

- A. East Lincoln Avenue Bridge - Under Construction
- B. ADA Curb Ramp - Payment Request Received
- C. Roadway Resurfacing - Awarded in May
- D. Stormwater Projects

4. AMP R.I.C.E. BTM Peaking Project - work being completed at PW Facility

5. PMEA Update - Website
6. AMI UPDATE – 1539 Meters installed / in-house prep for billing
7. HERC Update
  
8. Items of Interest
  - A. APPA Conference
  - B. PMEA Conference

Richard Girard, 202 Jade Drive, asked about e-billing. Manager DeFinis explained how to sign up to receive utility bills through email.

#### 10. ASSISTANT MANAGERS REPORT:

1. American Rescue Plan Act (ARPA) Funds Application
2. East Lincoln Avenue Bridge Pre-Cast Inspection
3. Private Sewer Lateral Televising Orchard / Forest
4. ARLE Grant - West Broad and South Main Street Crossings
5. MTF Grant - West Broad and South Main Street Crossings
6. Montco CTP Grant - South Main Street Crossing
7. Administrative Assistant Update

#### 11. NEW BUSINESS / DISCUSSION ITEMS:

- A. Resolution 2021-12 Establishing a New Banking Account at TD Bank NA

Manager DeFinis explained this account is needed for the ARPA Funds and that it needs to be a checking account and kept separate for auditing purposes.

- B. Salter's Fireplace 2021 Egg Fest Request

Manager DeFinis stated that Salters is requesting to hold their Annual Egg Fest Event on September 18, 2021.

- C. 2021 ADA Curb Ramp Replacement Project Payment Request No. 1 / Final Payment Recommendation

Manager DeFinis stated that this payment is for the 2021 ADA Curb Ramp Replacement Project and has been reviewed and recommended by the Borough Engineer. Manager DeFinis highlighted the change order during the project for the pipe work on Main / Blaine and Councilmember Ferguson added that the Utilities Committee did approve that request.

**12. OLD BUSINESS:****A. Sewer Lateral Repair Ordinance / Chapter 18**

Manager DeFinis stated that this is the Sewer Lateral Ordinance what we have been talking about for several months and is on for consideration this evening as an action item to advertise.

**B. Edinburgh Square Subdivision Update**

Manager DeFinis stated that he highlighted this in his Managers Report.

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

- 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

**14. ACTION ITEMS: (the public was taken off mute for any comments)****A. Motion to Consider Advertising Ordinance 540 Sewer Lateral Repair**

**Motion:** A motion was made by Councilmember Stevens to Approve Advertising Ordinance 540 Sewer Lateral Repair. The motion was seconded by Councilmember DiLisio.

Vice President Kroesser 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 Resolution 2021-12 Approving Establishing a New Banking Account at TD Bank NA**

Motion: A motion was made by Councilmember Stevens to Approve Resolution 2021-12 Approving Establishing a New Banking Account at TD Bank NA. The motion was seconded by Councilmember Ferguson.

Vice President Kroesser 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 Salter's Fireplace 2021 Egg Fest Request for September 18, 2021

Motion: A motion was made by Councilmember Stevens to Approve Salter's Fireplace 2021 Egg Fest Request for September 18, 2021. The motion was seconded by Councilmember Ferguson.

Vice President Kroesser 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 Renaming a Paper Street known as Broad Street shown as E. Broad Street on the Prestige Property Partners. LLC Plan to be named Bennetts Court

Motion: A motion was made by Councilmember Stevens to Approve Renaming a Paper Street known as Broad Street shown as E. Broad Street on the Prestige Property Partners. LLC Plan to be named Bennetts Court. The motion was seconded by Councilmember DiLisio.

Vice President Kroesser asked if there were any comments or questions.

A discussion took place regarding the Paper Street needing a parcel number to be recorded.

The motion was unanimously approved with a vote of 4-0.

E. Motion to Consider Waiving Subdivision for Bennetts Court a Paper Street near Maple Avenue without Requiring a Full Subdivision Plan

Motion: A motion was made by Councilmember Stevens to Approve Waiving Subdivision for Bennetts Court a Paper Street near Maple Avenue without Requiring a Full Subdivision Plan. The motion was seconded by Councilmember Ferguson.

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

The motion was unanimously approved with a vote of 4-0.

F. Motion to Consider Payment Request No. 1 for the 2021 ADA Curb Ramp Replacement Project to G&B Construction Group Inc. in the Amount of \$56,740.00 (fifty-six thousand seven hundred forty dollars)

Motion: A motion was made by Councilmember Stevens to Approve Payment Request No. 1 for the 2021 ADA Curb Ramp Replacement Project to G&B Construction Group Inc. in the Amount of \$56,740.00 (fifty-six thousand seven hundred forty dollars) The motion was seconded by Councilmember DiLisio.

Vice President Kroesser asked if there were any comments or questions. There were not questions or comments.

The motion was unanimously approved with a vote of 4-0.

15. MOTION TO APPROVE PAYMENT OF THE BILLS:

Manager DeFinis reviewed and answered questions regarding the bill list.



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

Vice President Kroesser asked if there were any comments or questions. There were not comments or questions.

The motion was approved unanimously with a vote of 4-0.

16. MOTION TO ADJOURN:

Motion: A motion was made by Councilmember Ferguson to adjourn the Workshop / Regular Meeting of June 16, 2021. The motion was seconded by Councilmember DiLisio and unanimously approved with a vote of 4-0. The meeting was adjourned at 8:40PM.

*Executive Session Litigation and Personnel*

Respectfully Submitted,  
Jaime E. Snyder  
Assistant Manager