

MEETING MINUTES

FOLCROFT BOROUGH COUNCIL MEETING

AUGUST 16, 2022

LOCATION: 1555 Elmwood Ave, Folcroft PA 19032

Council President Joseph Papaleo called the Council Meeting to order at 7:00 PM

Mayor: Flag Salute and Invocation.

- Council President Papaleo mentions that an executive session was held on Monday, July 18th at 6:00pm to discuss personnel matters and a land transaction and a second executive session on Tuesday, August 16th to discuss personnel matters.

Roll Call (Council President Papaleo was present, Councilmember Nicholas Waters was absent, Councilmember Leigh Daly was present, Councilmember Tawana Grayson was present, Councilmember Malinda Isaac was absent, Councilmember Lorna Fyffe was present, Councilmember Stephen Ropski was present, Mayor Franny DiCicco was present, Solicitor Alex Baumler was absent with James Gallagher in his place, Secretary/Manager Andrew Hayman was present)

Audience Participation

Ms. Dawn Andonian 537 Crotzer Avenue asked about forming a shade tree commission. Ms. Daly said one exists. Ms. Andonian said with trees being chopped down its getting hotter and then said that there is concrete missing at 1600 Warwick Ave. Mr. Papaleo asked the code enforcer to investigate this. Ms. Andonian discussed parameters for removing trees. Ms. Daly said she was uncomfortable with this but suggested replacing any tree with two if removed. Ms. Daly said that two trees at the library were removed as they were eaten by lantern flies.

Ms Doris White 719 Windsor Circle said she had questions about the driveway. Ms. White said that she has cement driveways and asked if this was included. Mr. Papaleo said he believed it was included and that he would hate to see a cement driveway replaced with an asphalt one. Mr. Papaleo said he thought the cement driveways would probably hold up best and that this could be some savings. Ms. Catania said that there was no specific assessment of each driveway and that there would be no way to mill those particular driveways and that if they are in good shape without significant cracking and potholes or spalling or peeling then she suggested looking at either having the concrete completely removed and replaced which is much more costly with the difference being about \$20 per square foot cost. Ms. Catania said asphalt driveways can be certified for 7 years a concrete can be certified for 20 years. Ms. Catania said that her father's business was a concrete and stone mason business and that there are still concrete areas with concrete that was never replaced. Ms. Catania suggested looking at this differently instead of an overlay. Mr. Papaleo said his preference would be to keep concrete where it can be kept. Ms. White said there is a crack in her concrete which she described as minor with a potential, partial

replacement. Ms. White said she would not put blacktop on top of it because this falls apart. Ms. Catania said not to do a foot as the section would pop up. Ms. White said this would be in the future if she lives that long. Ms. Catania said it would be better to have someone cut a v shape into the area about an inch deep. Ms. White asked if the company comes would they do this work. Mr. Papaleo asked the same question as a follow-up. Mr. Papaleo said this is increasing the liability over time. Ms. Papaleo said that where there is asphalt the driveways are crumbling. Ms. White said this is happening to her driveway at the bottom. Ms. White asked if property owners are permitted to rent out to a border as she believes there are a few of these on the street. Manager Hayman asked to have these matters reported to him. Ms. White described a house in which this is occurring. Mr. Papaleo asked if this is the corner of Delmar and Windsor and said he knew the previous owner. Manager Hayman said he would look into it. Mr. Papaleo said he would speak with Ms. White later.

Ms. Genevieve Palesano of 739 Windsor Circle asked the target date to start with the driveways. Ms. Palesano said that she does not have a permit for her car but asked if parking would be excused while work is done. Mr. Papaleo said that this would be handled and residents would not be required to have a permit to park while construction is completed. Ms. Palesano said she has noted parties but doesn't report them because she is afraid. Mr. Papaleo said that when construction commences in their area there will be forgiven in the area. Ms. Palesano said that she knows vehicles are being checked. Mr. Papaleo asked if parking has been improved. Ms. Doris White said that she always parks in her driveway and was unaware of a parking issue. Ms. Daly suggested there may not be parking issues on this street. Ms. White asked the ticket fee which members explained. Mr. Papaleo said that the Borough was kind with initial offenses during the first year but that now that the rules are being enforced there will not be as much leniency. Ms. Palesano asked when the work will start. Ms. Daly said that once the easements have been completed with the majority returned work would begin with the hope that the easements will be in by October. Ms. White asked again about the cement driveway and whether she should have turned in.

Mr. Paul Philips of 602 Glencroft Circle asked for a sign to be put up at the end of glencroft circle to block trucks except local delivery. Mr. Philips said that many tractor trailers drive down the street. Manager Hayman agreed to have a sign installed.

Mr. Joe Boyle asked what company is doing the construction work. Mr. Papaleo said that this is Abbonizio construction. Mr. Boyle asked how the work is being done. Ms. Catania said that the driveways will be milled and paved. Mr. Boyle asked about base repair. Ms. Catania said this is in the contract and described the nature of the work. Mr. Boyle asked if this would be a seven year guarantee. Ms. Catania said a geofabric would be used. Ms. Catania said there would be geotextile fabric instead of stone. Mr. Boyle said he has worked in construction for 42 years but noted that there is concrete under most of the driveways. Ms. Catania said that the certification for this work will last for seven years. Mr. Boyle asked about trucks driving in the back alleys. Mr. Papaleo said that he did look into this and the truck travels the route twice per week which does not compare to the dominant user of the alley. Mr. Papaleo said that part of the reason the Borough has embarked on this project to repair it. Mr. Boyle said he believes the hole will return. Mr. Papaleo said this must be done in a cost effective manor in one contiguous pave as the seams will be eliminated and said that he believed there would be no structural

liability. Mr. Papaleo said there would be better coverage as a result of this and that this might need to be repaired every 10 years. Ms. Catania said there would be an inspector with the milling group who would evaluate the base as they go through and if there is worse condition they would reassess with other options. Ms. Catania said that to put stone down in an area with poor base this will not be corrected as it will not maintain its structure with 38 years of doing this work.

Public hearing for to consider ordinance 2022-4 amending the zoning ordinance to prescribe administrative fees.

A motion to open a hearing on this ordinance was made by Ms. Daly and seconded by Ms. Fyffe. The motion passed unanimously at 7:25pm.

The public hearing for the zoning ordinance was covered by a court reporter.

A motion to close the hearing at 7:29 was made by Mr. Ropski and seconded by Ms. Daly the motion passed unanimously.

A motion to approve ordinance 2022-4 amending the zoning ordinance to prescribe administrative fees was made by Ms. Daly and seconded by Ms. Fyffe. The motion passed unanimously.

Report from Steve Giancristoforo regarding new municipal complex IT service

Mr. Giancristoforo presented his background and experience in IT and with the Borough noting that he works for 23 municipalities and police departments across the County. Mr. Giancristoforo said that there are other matters which must be discussed as he has overseen moving municipal offices in the past. Mr. Giancristoforo said he would like to provide a seamless transition of service. Mr. Giancristoforo said he has reviewed plans and has a punch list to be discussed at the most economical cost to the Borough. Mr. Giancristoforo said that phone systems are not included in the building and gave examples of changes that could be made. Mr. Giancristoforo said there would be more offices and more phones needed. Mr. Papaleo said he had gotten phones however Mr. Giancristoforo said the need to be with RCN. Mr. Papaleo said his plan is to have the electrician install wiring for data and the phone going to the IT room so if an IP system is used or a digital system it could still be used. Mr. Giancristoforo recommended looking at the phone contract to see when it expires. Mr. Giancristoforo mentioned a camera system and gave examples of where it would be used. Mr. Giancristoforo mentioned a card access system for 25 to 30 doors and wireless access points. Mr. Giancristoforo said that a contractor can install this beforehand so there are not holes in walls. Mr. Giancristoforo explained the need in the new council chambers. Mr. Giancristoforo mentioned that coordination between the Borough and utilities is also critical for a long period of time before the opening date. Mr. Giancristoforo explained that he oversaw this process in a single day in Marcus Hook. Mr. Giancristoforo said that the general contractor would not have a problem with the Borough allowing these things to be purchased directly which he believed would be the best way to go. Mr. Giancristoforo explained that this is all needed to be ready on day one and reiterated that none of this is included in the initial plans as currently constructed except for receptacles and wiring although he noted there were not enough computer drops which is done by the contractor.

Mr. Giancristoforo said card swips and door jams are done by other contractors outside of what is paid for so far. Mr. Giancristoforo said that the Borough should get prices now. Mr. Papaleo asked the cost. Mr. Giancristoforo said he believed the cost would be \$20,000. Mr. Giancristoforo said the cost would increase with outdoor cameras and sought permission from council to go out and get some quotes.

Ms. Catania said that some of this could be COSTARS equipment and that contractors could install it. Ms. Catania said that there was a change order for the previous contract but it was not for all of this work. Ms. Catania said she could not provide details as she was only listening the last time. Mr. Giancristoforo said that this was for the hardware although computers could be moved from one building to another and that more computers and phones would be needed. Mr. Giancristoforo said that this was an expensive service and a digital phone service would be cheaper. Mr. Papaleo asked Mr. Giancristoforo to do some investigative work and asked for three plans. Mr. Giancristoforo said he wanted to ensure that the Borough has what it needs and that receptacles need to be installed prior to moving in. Manager Hayman said he would obtain the phone contract through RCN as he does not recall offhand what it says. Mr. Giancristoforo said that a less costly system would be in in the IT room for digital phones.

Engineer's Report

Ms. Catania said that there was a kickoff meeting for the 2022 CDBG and the contracts had been sent out and once it is executed the full design of phase one and two for Montgomery Park opening. Ms. Catania said she believed the stormwater management ordinance is on the agenda for advertising and there are a lot of changes in definitions and explained that this is to remove total suspended solids from stormwater, giving the Borough the authority to regulate anyone entering the Borough to do work although some of this would be exempt and empowers rain gardens and other items for stormwater management. Ms. Catania said this has to be adopted and sent to DEP by September 30th.

Ms. Catania said the subdivision plan has been recommended for approval and the Borough can move forward with that with conditions in September. Ms. Catania said the Borough hasn't heard back for the ARLE grant and that the pipe replacement for Ashland Avenue is on the agenda with premier concrete having the lowest bid of \$64,100. Mr. Papaleo said he saw that Montgomery Park phase one and two are underway. Ms. Catania said all of the survey work is in but there are no elevations or stormwater work. Ms. Catania said the Borough can't start this until all approvals are received from the County. Ms. Catania said she was unsure what the delay was. Ms. Grayson asked about the Beacon of Folcroft project as she said there are junk cars and trucks on the property. Mr. Papaleo said the contractor came in seeking urgent work and that they have not moved forward. Ms. Catania said that the final agreements have all been signed but she was unsure of the current status though she would look into it tomorrow.

Public Finance & Administration - Mr. Papaleo

A resignation letter from Councilmember Nicholas Waters was discussed. Mr. Papaleo said this was from the power of attorney and that it is this Council's duty to accept the resignation upon the consent of the majority of members of council. Mr. Papaleo said that Mr. Waters has been missed this entire time but

that with a heavy heart he asked for a motion to accept a motion of council accepting this resignation and asked for a plaque to be made for Mr. Waters.

Ms. Daly made a motion to accept the resignation of Mr. Waters. Ms. Grayson seconded. The motion passed unanimously.

- A motion to approve the bill list for the month of June, 2022 was made by Ms. Daly and seconded by Ms. Fyffe.
- A motion to approve the Treasurer's report for the month of June, 2022 was made by Mr. Ropski and seconded by Ms. Grayson. The motion passed unanimously.
- A motion to approve the June 21st 2022 Council Meeting Minutes and the July 5th 2022 Council meeting minutes was made by Ms. Grayson and seconded by Ms. Daly. The motion passed unanimously.
- Members discussed trash service. Ms. Daly asked if it is up for bid. Mr. Papaleo said that it is bid season. Ms. Daly said she was supportive of this. Ms. Daly said 99.9% of the messages she gets are complaints about trash collection and noted many different examples of complaints, which other members also affirmed. Ms. Daly said she gets several complaints per week. Mr. Papaleo said that this is the bottom dollar for service. Ms. Daly suspected that much of the code related issues are related to trash collection. Mr. Randall Woods described issues with residents and noted that not all are the fault of the trash collector. Ms. Daly said she has seen trash bags get ripped and trash left all over the ground. Mr. Woods mentioned a trash can with a locking lid being destroyed by trash collectors. Ms. Fyffe said she has to wait for the trash collectors in the morning as they will leave some of it. Mr. Papaleo said his father does the same thing. Mr. Papaleo asked the audience if they would be willing to pay more in trash collection fees for better service. There was no obvious, general consensus from residents about this. Mayor DiCicco asked if anyone had tried talking to the company. Mr. Papaleo said that there wasn't more that could be done for less money. Ms. Daly said that with the new driveways it might be best to get a company with smaller vehicles and noted some of the concerns with this as well. Ms. Daly said it was worth looking. Ms. Daly asked if complaints are being compiled. Ms. Catania said that bids cannot be excluded for this but that there is a right to cancel the contract at any point in time with 30 days notification as per her memory. Manager Hayman said that bulk trash was added but the contract was technically expired. Mr. Papaleo said that it would have to stay two times per week as that is what the town wants.

Mr. Papaleo asked for a consensus from council to authorize Manager Hayman to craft a bid however he warned that the lowest bid could be from the current provider and it could be more than we currently pay. Ms. Petty asked if the size of the truck could be specified. Mr. Papaleo said he believed so but that added this feature may make it hard to get a bidder. Ms. Catania said that the provider does have smaller trucks and mentioned that some trucks are larger. Mr. Papaleo said that trash is also collected in the front in some communities. Mr. Papaleo said that this does mean that fuel fees are going up as a result of this. Ms. DiCicco said that she is aware of small trash trucks in south Philadelphia are more expensive. Ms. Daly said that she thinks the trash company bothers her and the non stop calls from residents who are unhappy is also a problem. Mr. Papaleo said that this was a no win situation for

Council. Mr. Papaleo wanted a majority consensus and that he would go with it. Ms. Grayson asked about the current contract. Ms. Grayson said that she is aware that if we keep the current provider this could change. Ms. Catania said there are two fees – tipping fees for trash and for collection service. Ms. Daly said that residents would already see an uptick as a result. Ms. Catania agreed that there would already be a 15% increase for tipping fees. Ms. Grayson said that it might be advisable to communicate with the contractor. Mr. Papaleo asked why recycling costs so much.

Manager Hayman explained that recycling typically costs more and that in some instances “hot loads” or radioactive and tainted loads have been received, which delays pickup and increases costs. Other times, recycling includes greasy pizza boxes and plastic bags which cannot be recycled.

Ms. Catania said that recycling is higher per tonnage depending on how the contract is written however if the Borough is responsible for finding a location that will take this for a price and noted that some companies will take a portion of recycling – glass or cardboard however the Borough is responsible for sorting. Ms. Catania said there are ways to do this noting Parkside Borough however they are not required to do recycling due to their population. Ms. Catania said that the Borough likely couldn't find a market for recycling. Mr. Papaleo asked what recycling costs and what is the penalty if the Borough does not recycle. Mr. Hayman said that the Borough can lose grant funding as a result if it does not recycle. Mr. Papaleo said that it might not be worth crafting a bid without this. A resident asked if a flyer could be sent to the neighborhood asking whether residents are happy with their trash collection. Mr. Papaleo said this would cost thousands of dollars. Ms. Fyffe said that the provider would not want to provide this.

- Members discussed ratifying the hourly rate increase for the Highway Department and noted that employees being poached councilmembers had a career rate differential that increased on an annual basis by one dollar and on top of a three percent increase. Manager Hayman said that he advised that to compete with rising wages and other municipalities it would be worth eliminating these steps and raising all employees to their full rate of \$27.44.

A motion to ratify the hourly rate increase to \$27.44 was made by Ms. Daly and seconded by Mr. Ropski. The motion passed unanimously.

- A motion to ratify advertising for a capital reserve ordinance was discussed. Mr. Papaleo said he wanted to get into the habit of setting money aside for a capital reserve and special projects fund account. Mr. Papaleo said for all the permit revenues coming in from construction and mentioned that property values are skyrocketing with increased revenues. Mr. Papaleo said that this was to collect responsible outlets for that money as the funds may not flow freely.

A motion to ratify the advertising for a capital reserve ordinance was made by Ms. Daly and seconded by Ms. Ropski. Manager Hayman explained that this was ratifying an advertising decision made via vote by phone prior to the meeting to comply with advertising requirements. Manager Hayman said that this had previously been approved by council but never voted upon and this was to complete the action, which he said was his fault.

- A motion to approve ordinance 2022-03 creating a capital reserve and special projects fund was made by Mr. Ropski and seconded by Ms. Grayson. The motion passed unanimously.
- Members considered resolution R2022-12 approving the purchase of a portion of the swim club property. Mr. Papaleo explained that the Borough would be purchasing green space outside the fence including the picnic area to preserve it. Mr. Papaleo noted that prior administrations had developed illegally on greenspace with the idea that this would be a replacement. Mr. Papaleo said that this was 2.7 acres. Residents asked where this was. Mr. Papaleo said that this was behind the supermarket and described the boundaries.

Roll Call Vote

Ms. Grayson - Yes

Mr. Ropski - Yes

Mr. Papaleo Yes

Ms. Fyffe - Yes

Ms. Daly abstained and agreed to submit an email explaining her abstention.

Mr. Papaleo explained his theories on what to do with the current site of Borough hall and the ways in which the Borough could become compliant with the LWCF as per Manager Hayman's discussion about the matter.

- Members considered authorizing the solicitor to draft an RFP for delinquent tax collection. Ms. Daly made the motion and Ms. Grayson seconded the motion. The motion passed unanimously.
- Motion to approve the Police MMO of \$552,165 and Non Uniformed MMO of \$15,560 was made by Ms. Daly and seconded by Ms. Grayson. The motion passed unanimously.

Public Works - Ms. Grayson

- Ms. Grayson made a motion to ratify the decision to hire Kevin Anthony for the Folcroft Highway Department. Ms. Daly seconded. The motion passed unanimously.
- Members considered a new employee for the Highway Department. Ms. Grayson made a motion to hire Mr. William Fallon IV. Ms. Daly seconded the motion. The motion passed unanimously.
- Members considered recommended sewer line restoration for Ashland Avenue and Delmar Drive storm sewer as presented by Ms. Catania. Mr. Papaleo and Ms. Grayson asked if the Borough has the money.

A motion to award a bid to Premier Concrete for a storm sewer repair at Ashland Avenue and Delmar Drive was made by Ms. Grayson and seconded by Mr. Ropski. The motion passed unanimously.

Public Safety–

- Motion to approve the Police Chief’s Report for the month of June and July 2022 was made by Ms. Fyffe and seconded by Ms. Daly. The motion passed unanimously.
- Motion to approve the Fire Chief’s Report for the month of June and July 2022 was made by Ms. Fyffe and seconded by Ms. Daly. The motion passed unanimously.
- Motion to approve the Fire Marshall’s Report for the month of June and July 2022 was made by Ms. Fyffe and seconded by Ms. Daly. The motion passed unanimously.

Public Health and Literacy - *Ms. Fyffe*

Ms. Fyffe had no new business to report.

Public Parks and Recreation – *Ms. Daly*

- Ms. Daly said that the Borough still needs vendors for community day and an application can be sent. Ms. Daly said there are currently about three vendors and three food trucks and a DJ and other matters were booked. Ms. Daly thanked Brinker Simpson for a donation made today. Ms. Daly said fireworks would follow in the evening. Ms. Daly said she received 20 applications for vendors per week though not all are returned. Mr. Papaleo and Ms. Daly explained that this would be on Delmar Drive. Ms. Daly said this would be even larger than last year but asked for no more jewelry vendors.

Municipal Ordinances and Code Enforcement – *Mr. Ropski*

- Mr. Ropski made a motion authorizing the solicitor and engineer to draft and advertise a storm water management ordinance. Ms. Daly seconded. The motion passed unanimously.
- Mr. Ropski mentioned a bamboo ordinance. Mr. Ropski mentioned that there was a copy of the Glenolden ordinance. Mr. Ropski said he just wanted to ask the solicitor to draft. Mr. Gallagher said he would draft an ordinance as per the request.

Municipal Planning and Borough Beautification – *Ms. Isaac*

- Ms. Isaac was absent. There was no new business.

New Building– *Ms. Grayson*

- Ms. Grayson had no new business to report.

Driveways and Parking Permits – *Ms. Daly*

- Ms. Daly had no new business but mentioned that some of this would be covered in the Managers report.

Police Chief's Report

No officer was present and no report was given.

Solicitor's Report

There was no new business to report.

Finance Director's Report

Ms. Stilwell asked when members would like to discuss the budget again. Mr. Papaleo said any time would work. Ms. Stilwell suggested next week. Members discussed the 26th of August – a Friday.

Borough Manager's Report

Manager Hayman gave updates on code enforcement, the Highway Department and concluded with a report detailing the status of Temporary Construction Easements and annual parking permit sales so far for the 2022 through 2023 year.

Ms. White mentioned home flippers and asked if they are obligated to do a good job for the house. Mr. Papaleo said that this is what the permit process is for. Ms. White said that this was at 721 Windsor Circle. Ms. White said she feels bad for the neighbor who she claims does not have air conditioning. Ms. White mentioned someone named Joe who bought the house and the owner put reportedly cheap work into the home including a leaking. Ms. White says she has been back in the home for a year now. Mr. Papaleo said this is on the Borough's radar.

Old Business

There was no old business

New Business

There was no new business.

A motion to adjourn was made by Mr. Ropski at 8:42 pm seconded by Ms. Grayson. The motion passed unanimously.