

MEETING MINUTES
FOLCROFT BOROUGH COUNCIL MEETING
NOVEMBER 10, 2020

PRESIDENT – Joseph Papale called the Council Meeting to order at 7:18PM

Council President Papaleo mentioned that an executive session had been held directly prior to this meeting and this caused the delay that led to this meeting beginning late.

Mayor Frey took a moment of silence to recognize all those who have died as a result of the COVID 19 epidemic.

Roll Call (Council President Papaleo, Councilman Kyle Willis, Councilwoman Leigh Daly, Councilman Nick Waters, Councilwoman Malinda Isaac, Councilman Jason McGuigan was not present, Councilman Robert Ruskowski was not present, Mayor Bob Frey, Solicitor Alex Baumler, Secretary/Manager Andrew Hayman) were present. She said she spent several hours going through every file and cabinet to find anything and everything that her staff need. She and Bill Gavin, a staff member, are currently completing everying.

Lisa said that right now the road program is being completed. Tomorrow, she will have the last two streets paved. She said she was expecting the numbers from PECO and had provided her cost estimate with all the measurements considered. She had reached out to them last night. She said she recommended that Council accept a fee in leiu for next month's meeting.

She said Safestor is getting close to record plan. She said that the company sent a letter confirming that all residents living upstream and downstream had been sent a letter letting them know whether or not they had been done and that this was done by the applicant. She said some letters were sent letting residents know there could be an impact to their property, however FEMA said there is no change to the current floodplain that residents are now seeing. The letter just confirms that the residents are in the floodplain area studied and not that they are impacted.

Lisa said Formcraft hasn't contacted her recently and that some requests have gone unanswered but she hadn't heard yet about where final plans are. She said CDBG funding was still being held waiting on the demolition of the Folcroft Ave Bridge. She said that on January 6th we will have the ability to put two applications in. She said we had recently done sanitary sewer work and that the 2020 funding is a sanitary sewer project. She said the playground and clocktower was done under a CDBG block grant. She said we were lucky to receive these funds that are at no cost to the Borough. She said there must be a public, advertised meeting related to this and that they only take about 15 minutes. She said that if anyone has any questions to let her or the Borough Manager now. She said that last year a project was done in conjunction with Darby Township to upgrade Delmar Drive/Hook Road. Council President Papaleo asked if any of these grants could pertain to greening the traffic triangle at this intersection. Lisa Catania said she wasn't aware if this was possible however we could do a plan for that as this area is not

eligible for construction, currently. She said some of her staff are working from home so she will take some photos of the area and show them what we want to do along with possible new welcome signage. She says the Bayard area has also seen paving and that we could take a look at doing some additional work under the CDBG. She said we had discussed some work with the property across the street from the firehouse near the library for an educational area. She said that we had won an award previously for a woodlot where classes from Parkside Elementary can come and learn. She said that potentially putting in some sort of a rain garden would be a good idea and it might help reducing the total suspended solids from surface waters. She said we might actually see people putting these in in their front yards, some time. She said that they have the Morton House and Homestead in Norwood and that the CDBG funds were used for this work.

Council President Papaleo said that the two oldest homes that we own are privately owned and wondered whether this changed things for getting them on historic registries. Lisa Catania said that she has a contact at the PHMC but that their offices are closed so it could take a month (perhaps) to get an answer. She inquired as to whether or not Folcroft has an historical society, to which Council President Papaleo stated that he believed we do not. Lisa suggested speaking with a number of individuals who might be able to assist in getting started forming a committee. She said that an historical marker was just put in at a home in Norwood. She said she will reach out to PHMC about putting some older homes on the registry.

She said she had completed the phase one some of which had to do with examining an underground storage tank on the site, however this tank was found to not be a hazard of any sort and there were no concerns. She said this was a 564 page document and was “quite a read” in case anyone as interested.

Audience Participation

There was no audience participation

Engineer’s Report

Engineer Lisa Catania wanted residents to know that we are currently working to get all building permits and U&O’s (use and occupancy) from the old office. She is working diligently to prioritize them and that we are backlogged by about six weeks. She asked all those affected to be patient and thanked everyone she spoke to as she said mostly everyone was patient. She said she hoped to have everything caught up within about two weeks. She said that if you call the Borough office do not hit one

Public Finance & Administration - Mr. Papaleo

- Council President Papaleo noted that he became aware that the municipality size to create a redevelopment authority had been changed, as he had hoped, and that small communities like Folcroft oftentimes face “Big City” issues. He said he is passionate about this work and believes it is something that Folcroft could benefit from. Council President Papaleo asked Alex Baumler why this was. Alex confirmed that language was simply tweaked to confirm that municipalities of any size would qualify. This would be a quasi, semi-autonomous organization that could perform several tasks like condemn

property as blighted, eminent domain and seek State and Federal grant monies for various projects. They also have the authority to issue bonds, which would be tax exempt loans, to public and private entities. Council would establish it, however this would essentially be an autonomous agency however Council could take it back and wind up any work if needed. He noted that we already do have a State and County redevelopment authority. He only cautioned that this is going to be time consuming. It will take ordinances and public hearings and staffing/qualified individuals to run it. We would also have to revise our zoning ordinance and land development ordinances as well. Council President Papaleo confirm that Council to review who sits on these boards. Alex Baumler said you can appoint when a term expires or a vacancy occurs, otherwise you have no authority over this board . He said he has dealt with similar municipalities who have dealt with this and it can be worth it, however it can be a year or two process. Council President Papaleo said his only concern is that the Borough cannot oversee specific land sales and asked if a redevelopment authority can have more oversight and choose preferential buyers/developers who will bring in better project. Alex Baumler said they would not be subject to the bidding process. Alex Baumler reiterated that the process with ordinances can be a multi-year process. He said first the Borough must figure out the Budget and what the Borough can contribute to the authority before creating the authority itself, possibly in January.

Lisa Catania said that she thinks the Borough needs to study this a bit more before getting moving on it. She said that from her experience in Chester City, the redevelopment authority there did a good job understanding the needs and wants of the community, however you're going to have to hire an executive director who has marketing and land development skills. She said we could develop a site already just by putting a plan together and then going through the bidding process to get the right developer to buy that property. She said we will need to update the comprehensive plan before we do a zoning plan. She said these can cost \$60,000 and that this is an arduous and time consuming process and requires the funds to move forward. She said we could look into doing some land banks as well without creating a redevelopment authority, although it may not be for this meeting. She suggested holding a meeting with our building committee.

Alex Baumler noted that a land bank is just a subset of the authority and would give the Borough to take vacant and blighted properties through eminent domain and then sell them off and that this is a similar concept. Borough Manager Andrew Hayman noted, though that this must be fully discussed in an executive session, that he was aware of a property that might be blighted and subject to eminent domain already. Solicitor Alex Baumler clarified that this could be done but full compensation would have to be provided. Council President Papaleo asked what was in the master plan for Hook Road/Delmar Drive. Lisa Catania said this was not funded or provided although it was asked for. She said that if we are truly interested in this there is a grant coming up which is merely related to planning and a DCED map grant, which is solely for planning as well. She explained how master plans work and said that you usually receive more funding if you have one.

- Council President Papaleo noted a uniform policy was to be considered, but that he wasn't especially for it and that wearing khakis on a 90 degree day wasn't worth it. Councilman Willis said it is a standard policy and that it leaves open the possibility for a supervisor to deem if other clothing is

appropriate. He elaborated by describing a temperature related scenario. Council President Papaleo said he is willing to bring it to a vote at the next meeting but that this is not an issue.

Public Works Committee - *Mr. Willis*

- Councilman Willis noted that Shawn, our highway foreman, says we should consider seasonal help for leaves and snow removal as we are a bit short staffed in the department. He suggested we hire Dan Falcone, our previous foreman, at a rate of \$15 per hour. This would just be seasonal help, however we need to confirm with the collective bargaining agreement whether or not this is allowed. This would give much needed help going into the winter.
- Councilman Willis said that he, Councilwoman Daly and Manager Hayman met with the EPA regarding a superfund site in the Borough and for everyone who could not participate he wanted to put the findings on a public record. He said it is the belief of the EPA that there is no direct risk to human life from this site and there is no direct risk of ground contaminants to our residents who might walk over the site. There might be some risk to aquatic life, however the study hadn't been completed and advised not to eat fish out of the Darby Creek. The EPA believes there is no direct risk to human health and that reports are on the EPA's website. He said he has passed along some reports to residents already and would be willing to request a public meeting once the pandemic subsides at the convenience of the EPA. He can answer requests from residents in the event that residents have any. Council President Papaleo said he understood there were some concerns regarding a plot of land behind Taylor Drive, roughly behind the 1100 block of Taylor Drive. Councilman Willis said this was the concern forwarded to him from a resident and that he addressed with the EPA. He said there was some aerial evidence of ground disturbance and that this was forwarded to the EPA for their consideration. Apparently, this land was owned by the same company that owned the land fill so it was worth investigating further. Councilwoman Daly said she sat in on this meeting and that the Borough should be grateful for Councilman Willis as his qualifications allowed him to explain their findings to us. She said she feels very confident in his ability to break this down. Councilman Willis reiterated that he would be glad to field any questions he receives.

Public Safety Committee - *Mr. Ruskowski*

- Councilman Ruskowski was not present. No new business was reported.

Public Health and Literacy - *Ms. Isaac*

- Councilwoman Isaac had no new business.

Municipal Planning and Zoning – *Mr. Waters*

- Councilman Waters had no new business.

Public Parks and Recreation – *Ms. Daly*

- Councilwoman Daly said the Halloween activities were fantastic and that we were able to “Boo” just over 200 kids in the Borough of Folcroft. She thanked her committee who did a lot of work and said that it was a great experience. She said everyone involved had fun doing it. She said the Christmas tree lighting in the year of COVID could be different so she will reach out to Santa and the Firehouse to decide what to do. She said the kids are going to make ornaments and that nobody should be hanging out for this event. She said Andrew Hayman would like to do a food drive for Thanksgiving and that we might do food collection at Borough Hall for families in need. Council President Papaleo said he wanted to make note of how good of a job Councilwoman Daly is doing and that he hears this regularly from residents. Councilwoman Daly said her work has been fun and she likes it.

Council President Papaleo asked if we have an officer Pie (unknown spelling) possibly determined to be Officer McTigh, who a resident had asked Council President Papaleo to thank him for his assistance in a matter.

Municipal Legislation – *Mr. Waters*

- Councilman Waters had no new business.

New Construction Committee – Mr. Willis

- Councilman Willis noted that the one big piece standing between us and breaking ground is approval from the DEP and DCED approval for the loan. For this, the application is in and we are waiting to feel out how long this takes. He said he understands that DCED approval can take up to a month to complete. Solicitor Alex Baumler said that the DCED has 20 days to review and if there is more information required they could kick it back. According to Alex, turnarounds are taking longer as a result of COVID. Councilman Willis said there is never a guarantee here. He said that once these are completed we will sign contracts with the contractor and once this is completed we will begin the work. He said we are approaching a deadline with temperature and we are trying to get this done as quickly as we can. He said we have uploaded most of what we need to do for the RACP approvals and we are just finalizing a few more pieces.

Police Chief's Report

Chief Bair said that he just wanted to go over the function of the department, which he said is very smooth. He said we have one officer that is out with COVID and that this is only the second that has actually had COVID. He said as far as arrests, the anti crime officer is doing a great job and last week four ounces of Cocaine, two guns and \$25,000 cash was seized. He said that while all officers are doing well he wanted to highlight this officer.

Solicitor's Report

Solicitor Alex Baumler said that, adding to Councilman Waters, we do have a zoning application in for the 7/11 project in and that they are asking for certain variances. He said they will assemble the board and that the meeting would be on December 2nd, confirmed by Andrew Hayman. This would allow everything to be wrapped up by March of last year. He said we received an odd request for a liquor

license inter municipal transfer, explaining there is a quota system at the County and local level and there are only a certain number of licenses that can be issued, based on the number of residents. There is a loophole that you can find another license from a different municipality and bring it into the municipality and that there is a hearing requirement for this transaction. A court reporter must participate and that the Council will render a decision approving or denying the transfer of this license. The email correspondence set nothing in stone. This is a traditional, restaurant type liquor license and that you can sell certain types of liquor licenses this way. He said he will keep us posted and something there might need to be a hearing on. Council President Papaleo asked for the location if noted. Solicitor Alex Baumler said that he was only aware that it was for a restaurant. Council President Papaleo speculated that there are at least 5 liquor licenses in the Borough that he is aware of. Solicitor Alex Baumler explained that this person had already done their research and the meeting would likely have to be in January.

Finance Director's Report

Borough Manager's Report

Borough Manager Andrew Hayman said that the October food giveaways had been a major success, with a total of over 14,000 pounds of food distributed to those in need throughout the month. He said there were tentative plans to schedule more giveaways in the near future and would report back about this when able.

There was no old business.

New Business

Councilman Willis noted that we are now holding new parking/permit committee meetings with Councilwoman Daly, Councilman Ruskowski and citizen members. Council President Papaleo asked for minutes to be provided for these meetings when able.

A motion to adjourn was made by Councilwoman Isaac and seconded by Councilwoman Daly. The motion passed unanimously at 8:22pm.