

PRESENT: Dr. Monica Taylor, Chair; Richard R Womack, Vice Chair; Kevin Madden, Council Member; Elaine Paul Schaefer, Council Member; Christine A. Reuther, Council Member (virtually), Barbara O'Malley, Executive Director; Jonathan Lichtenstein, Solicitor; Sharon A. Scattolino, County Clerk and other department heads.

The Regular Meeting of Delaware County Council was held on January 22, 2025, at 6:00 pm in the County Council Meeting Room, Government Center Building, located at 201 West Front Street, Media, PA and was live streamed. Chair Taylor called the meeting to order, followed by the Pledge of Allegiance.

Chair Taylor stated Council has been in executive session today to discuss litigation and personnel matters.

3. [Announcement\(s\)](#)

3.A County Council Announcements

3.B Introduction of Amy Bradford the Client Relationship Manager for Penn State Extension.

3.C Introducing Rebecca Yurkovich as Delaware County Sustainability Officer.

3.D Presentation of Election Bureau Precinct Consolidation by Jim Allen.

4. [Public Comment](#)

5. [Approval of Minutes](#)

5.A [Approval of the Minutes of the Regular Meeting held on January 8, 2025.](#)
[01.08.25 Minutes pfd](#)

Motion made by Richard Womack to approve the Regular Minutes held on January 8, 2025. The motion was seconded by Kevin M. Madden and CARRIED unanimously.

6. [Resolution\(s\)](#)

6.A Resolution Establishing Process for TEFRA

Other Revenue

This request does not require funding.

[Resolution - Delegation to Executive - FINAL.docx](#)

Motion made by Richard Womack to approve Resolution Establishing Process for TEFRA. The motion was seconded by Kevin M. Madden and CARRIED unanimously.

7. Consent Agenda Items

Motion made by Richard Womack to approve the following Consent Agenda Items:

- 7.A Approval to advertise a Request for Proposal for a Child Welfare Competency Restoration and Remediation Program. Subject to Solicitor's approval.

Other Revenue

Federal Funding Source(s) -Temporary Assistance for Needy Families (TANF) CFDA #93.558

- Per Eligibility of child/placement

State Funding Source(s)

- Office of Children, Youth and Families ACT 148 - 80% net of federal and other revenue

County Funding:

- 20% net of federal and other revenue

[Summary Sheet Request for Proposal for a Child Welfare Competency Restoration and Remediation Program.pdf](#)

- 7.B Approval to advertise the replacement of the Rose Tree Park Amphitheater roof. Subject to Solicitor's approval.

County Revenue

Central Purchasing Advertisement Budget

[ROSE TREE PARK AMPHITHEATER ROOFING BIDDING TIMELINE.pdf](#)

- 7.C Approval to advertise the Fair Acres Kitchen Renovations. Subject to Solicitor's approval.

County Revenue

Central Purchasing Advertisement Budget

[FA8 Meal Delivery BIDDING TIMELINE \(002\).pdf](#)

- 7.D Approval to advertise for Professional Services to complete lead-based paint risk assessments, contractor monitoring and clearance testing for work to be completed under the County's Lead Hazard Control Grant. The grant will cover abatement work in owner occupied and rental housing throughout Delaware County. Subject to Solicitor's approval.

Grant

Lead Hazard Control Grant and Affordable Housing

Fund [LRP 2024 Lead RFP.doc](#)

- 7.E Approval to advertise for Professional Services to complete Phase II of the masterplan for the New County Park along Springfield Road in Darby Borough and Upper Darby Borough. Subject to Solicitor's approval.

County Revenue

Funding for the Masterplan update is included in the 2025 CIP.

[IMELINE - NEW COUNTY PARK, PHASE II "MASTER SITE DEVELOPMENT T PLAN.xlsx](#)

- 7.F Approval to accept an LSA grant from the Commonwealth Finance Authority in the amount of \$378,960.00 for the Knowlton Road Trailhead Parking Lot expansion project along the Chester Creek Trail. Subject to Solicitor's approval.
Grant
LSA grant from the Commonwealth Finance Authority.
[eSignatureDocumentaf6121bc-4c12-417e-856a-30094a998117_C000092096.pdf](#)
- 7.G Approval of Acceptance of the 9-1-1 Statewide Interconnectivity Funding Grant Agreement between the Commonwealth of Pennsylvania, acting through the Pennsylvania Emergency Management Agency and Delaware County, to complete specific projects that align with the objectives and priorities set by PEMA, in consultation with the 9 -1- 1 Advisory Board. The total value of these grants is \$331,063.00. Subject to Solicitor's approval.
Grant
Year 2025 9-1-1 Statewide Interconnectivity Funding Program. Grant funds must be expended according to the approved project workplan(s) and the approved project budget(s) which are attached to the grant agreement. Only the items listed on the approved project workplan(s) and the approved project budget(s) of this grant agreement are allowable expenditures for these grant funds.
[Grant Agreement Cover Letter - SIGNED.pdf](#)
[GrantAgreement_DelawareCounty2024StatewideInterconnectivityGrant.pdf](#)
- 7.H Approval to Purchase two (2) MX908 Handheld High-Pressure Mass Spectrometer Trace Detector and supplies to aid in Narcotic Investigations and identification of Narcotics in a safe manner. In the total amount of \$ 156,777.70, funds will be provided by the PCCD Grant. Subject to Solicitor's approval.
Grant
Approval to Purchase MX908 and supplies in the amount of \$156,777.70 using the PCCD Grant
[20250107092332104.pdf](#)
- 7.I Approval to renew the Annual Support Services Agreement for the period of January 1, 2025, to December 31, 2025, with CourtSmart Digital Systems Inc. in the amount of \$101,350.92. Subject to Solicitor's approval.
County Revenue
Electronic Recording Budget
[CourtSmart Support Agreement.pdf](#)
[Inv_DEL010725_from_CourtSmart_Digital_Systems_Inc._36240.pdf](#)
- 7.J Approval of a Professional Services Agreement between the County of Delaware and Khalil Wardak, M.D. for work performed at the Medical Examiner's Office from January 1, 2025, to December 31, 2025, in an amount not to exceed \$50,000.00. Subject to the Solicitor's approval.
County Revenue
County Revenue
[Wardak.pdf](#)

- 7.K Approval of a Professional Services Agreement between the County of Delaware and Gary Collins, M.D. for work performed at the Medical Examiner's Office for the period of Jan 1, 2025, to December 31, 2025, in an amount not to exceed \$30,000.00. Subject to the Solicitor's approval.
County Revenue
Budgeted Line Item
[Collins.pdf](#)
- 7.L Approval of a Professional Services Agreement between the County of Delaware and Peter Mazari, M.D. for work performed at the Medical Examiner's Office for the period of January 1, 2025 to December 31, 2025 in an amount not to exceed \$30,000.00. Subject to Solicitor's approval.
County Revenue
Budgeted line item
[Mazari.pdf](#)
- 7.M Approval to award a Professional Services agreement to Kittleson & Associates for Building and Design Services for Safe School Routes not to exceed \$261,942.00. Subject to Solicitor's approval.
Grant
Work will be fully funded by a Safe Streets and Roads for All (SS4A) Demonstration Project Grant from USDOT.
[Kittleson Associates - Building Design Services for Safe Routes to School \(eDPL-122624\).pdf](#)
- 7.N Approval to award a Professional Services Agreement between the County of Delaware and NV5 for engineering services for the Darby Creek Elevated Trail Project in an amount not to exceed \$700,000.00. Subject to Solicitor's approval.
Grant
\$226,900 DCED Greenways, Recreation, and Trails grant
\$250,000 CDBG-CV funding pending approval \$100,000
ARPA
\$123,100 Capital (\$373,100 if the CDBG funding is not approved)
[Darby Creek Elevated Trail.pdf](#)
- 7.O Approval of an amendment to the Housing and Community Development Action Plan as it relates to the Affordable Housing Fund Program. Allocate \$40,000.00 to Community Action Agency of Delaware County for lead-based paint risk assessment, lead hazard control work and clearance testing as part of CAADC's Healthy Homes Lead Hazard Reduction Program. Subject to Solicitor's approval. County Revenue Affordable Housing Fund
[CAADC Lead Hazard Control Request.pdf](#)
[AHF-2024-23 CAADC Lead Based Paint.doc](#)
- 7.P Approval of a grant to Lower Chichester Township in the amount of \$45,000.00 for the demolition, site clearance and adjacent structure restoration of a vacant building located at 18 Morton Avenue. Subject to Solicitor's approval.
County Revenue

Recorder of Deeds Demolition Fund

[18 Morton Request.pdf](#)

[Agreement -DF-25-21A.doc](#)

- 7.Q Approval of amendment and grant of authority to advertise a Housing and Community Development Action Plan Amendment as it relates to the CDBG -CV program to mitigate the impacts of the COVID-19 pandemic through funding to support the Delaware County Planning Department with \$ 250,000.00 towards the engineering services to design the Darby Creek Elevated Trail connection. Subject to Solicitor's approval.

Grant

CDBG-CV: Coronavirus Aid, Relief and Economic Security Act, Public Law 115-136

[CDBG-CV Notice10.docx](#)

- 7.R Approval to amend Contract #CW -A 216/24 with ARC Document Solutions, LLC increasing the overall value of the agreement by \$10,796.12. Subject to Solicitor's approval.

Other Revenue

County Funding:

100%

[ARC Document Solutions, LLC Summary Page](#)

[ARC Document Solutions, LLC Scope of Work](#)

- 7.S Approval to renew Contract #CW 53/24 with Holcomb Associates, Inc. dba Holcomb Behavioral Health Systems for provision of Drug and Alcohol assessments in an amount not to exceed \$133,355. Subject to Solicitor's approval.

Other Revenue

Federal Funding Source:

- Temporary Assistance for Needy Families TANF CFDA #93.558, Per eligibility of child

State Funding Source:

ACT 148, 80% net of Federal and other revenue

County Funding Source:

- 20% net Federal and other revenue

[Holcomb Associates, Inc. dba Holcomb Behavioral Health Systems Summary Page](#)

[Holcomb Associates, Inc. dba Holcomb Behavioral Health Systems Contract](#)

- 7.T Approval to amend Contract #CW-A 6/24 with ChildFirst Services, Inc. increasing the overall value of the Agreement. Subject to Solicitor's approval.

Other Revenue

Federal Funding Source:

- Foster Care IV-E CFDA #93.658-Per eligibility of child/placement
- Stephane Tubbs Jones Child Welfare Services Program CFDA #93.645-Per allocation/applicability

State Funding Source:

ACCT 148-80%/60% per placement type and net Federal and other revenue
Other Funding Source:

Title IV-D Social Security-Variable per child

County Funding:

- 20%/40% per placement type and net Federal and other revenue

[ChildFirst_Services_Inc_CW_A_6_24_Summary Page.pdf](#)

[ChildFirst_Services_Inc_CW_A_6_24_Appendix_Z.pdf](#)

- 7.U Approval to award contract #eDPW-101624 between the County of Delaware and Cornerstone Detention Products, Inc. for the Electronic Security, Detention Hardware, and Central Control Relocation Upgrade at the George W. Hill Correctional Facility for an amount not to exceed \$28,664,921.00, consisting of the proposed contract price (\$27,299,925.00) plus a 5% owner's construction contingency (\$1,364,996.00) which may be applied to change orders approved by the County Executive Director or Deputy Executive Director. Subject to Solicitor's approval.

Capital

County Capital Funds- Loan 71

- 7.V Approval of a no cost time extension to agreement No. L00569 between the County of Delaware and Johnson, Mirmiran & Thompson, Inc. for construction inspection services for County Bridge #7, New Road over west branch Chester Creek in Aston Township. The contract term will be extended to June 30, 2025. Subject to Solicitor's approval.

Other Revenue

Fund 36

[Time Extension Request No.4 L00569 \(County Bridge 7\)_12-12-24.pdf](#)

7.W

Approval of Change Order # 1 between the County of Delaware and C. Abbonizio Contractors, Inc. for the replacement of Bridge # 221, Paper Mill Road over Darby Creek in Newtown Township in an amount not to exceed \$41,329.61. The contract value will increase from \$3,157,503.00 to 3,198,832.61. Subject to Solicitor's approval.

Other Revenue

Fund 05 (20%) and Fund 36 (80%)

[Change Order -1 Bridge # 221.pdf](#)

- 7.X Approval to execute a lease agreement between the County of Delaware and Advantage Home and Health Hospice Services, LLC for 4,844 sq. ft. in Building 5 at the Fair Acres Geriatric Center located at 340 Middletown Road, Media, PA 19063 for an annual fixed rent of \$ 135,632.00 plus additional rent of \$403.67 per month for EVS and supplies. The initial lease term is two years beginning February 1, 2025, with a one-year renewal option. Subject to Solicitor's approval. Other

Revenue

Fair Acres Rental Income

[FA Lease Signed.pdf](#)

- 7.Y Approval to execute the Nursing Facility Agreement between the County of Delaware and Advantage Home and Health Hospice Services, LLC. The agreement will renew automatically for additional one -year terms unless terminated pursuant to Section 12 of the Agreement. Subject to Solicitor's approval.
Other Revenue
County General Fund
[Advantage Hospice Long Term Contract - Fair Acres-Revisions-ExecutedAHH.pdf](#)
- 7.Z Approval of the MOA with Teamsters Local 107 and for the period January 1, 2025, to December 31, 2027, at a cost of \$61,509.61. Subject to Solicitor's approval.
Other Revenue
Fair Acres
[Medical Proposal - Teamsters 107 12-13-2024 \(003\).docx](#)
[Teamsters 107 COLLECTIVE BARGAINING AGREEMENT MOU Final.docx](#)
- 7.AA Approval of the MOA with UAW for the period March 11, 2025, through December 31, 2027. Subject to Solicitor's approval
County Revenue
General County Fund
[UAW agreement March 11 2025 through December 31 2027.docx](#)
- 7.AB Approval to enter into an agreement with Media Borough for the afterhours and weekend use of the County Orange Street Parking Lot. Subject to Solicitor's approval.
Other Revenue
There is no cost to this agreement. Revenue may be generated from this agreement based upon usage of the lot.
[County Parking Lot License Agreement - FINAL Executed with Baseline Rev.pdf](#)
- 7.AC Approval of a Delegation Agreement and a License Agreement with the Delaware County Solid Waste Authority. Subject to Solicitor's approval.
Other Revenue
Solid Waste Authority funds its operations from charges and fees.
[2603_001.pdf](#)
[Draft Delegation Agreement.pdf](#)
- 7.AD
Approval of a tax deferral program (beginning with taxes due in 2025) pursuant to 53 Pa.C.S.A. § 8573 to allow County taxpayers eligible under such statute to defer increases in County real estate taxes caused by an increase in the millage rate, pursuant to the terms and conditions of such statute, and program guidelines established by the County Treasurer. Subject to Solicitor's approval.
County Revenue
Deferred taxes will become a lien on the property and will be paid on sale or when participant passes, unless repaid earlier.

- 7.AE Approval of Central Tax Collection department's request for refunds for the year 2024 County Real Estate Taxes for the thirteen (13) property owners due to the over payment of the taxes due.
Other Revenue
N/A

7.AF Request by the Controller's Office for payment of current bills

Motion made by Richard Womack to approve Request of the Controller's Office for payment of current bills. The Motion was seconded by Kevin Madden and CARRIED unanimously.

8. Appointments

- 8.A Approval to reappoint Paul Johnson and Andrew Nelson to the Delaware County Interactive Gaming Revenue Authority for a five (5) year term ending February 1, 2030.

Motion made by Richard Womack to reappoint Paul Johnson and Andrew Nelson to the Delaware County Interactive Gaming Revenue Authority for a five (5) year term ending February 1, 2030.
The motion was seconded by Kevin M. Madden and CARRIED unanimously.

- 8.B Approval to reappoint Christine A. Reuther to the Delaware Valley Regional Planning Commission for a one (1) year term ending February 1, 2026.

Motion made by Richard Womack to reappoint Christine A. Reuther to the Delaware Valley Regional Planning Commission for a one (1) year term ending February 1, 2026. The motion was seconded by Elaine Paul Schaefer and CARRIED unanimously

9. Communications from the Executive Director

10. Solicitor

- 10.A Approval to file one (1) Consent for Adoption and two (2) Petitions for the Termination of Parental Rights with the Orphans Court.

Motion made by Richard Womack to approve to file one (1) Consent for Adoption and two (2) Petitions for the Termination of Parental Rights with the Orphans Court. The motion was seconded by Kevin M. Madden and CARRIED unanimously.

11. Junior Council Comments

12. Council Remarks

13. Adjourn

Motion made by Dr. Taylor to Adjourn. The Motion as seconded by Richard Womack and CARRIED unanimously.

Sharon A. Scattolino, County Clerk

**THE COUNTY OF DELAWARE
COMMONWEALTH OF PENNSYLVANIA RESOLUTION No. 2025-01
RESOLUTION ESTABLISHING PROCESS FOR TEFRA APPROVAL**

WHEREAS, the County Council ("Council") of the County of Delaware (the "County"), Commonwealth of Pennsylvania, has created and appoints the board members of the Delaware County Authority and the Delaware County Industrial Development Authority (hereinafter, "County Issuing Authorities"); and

WHEREAS, Council understands that from time-to-time the County Issuing Authorities undertake conduit debt issuance on behalf of certain borrowers empowered under Federal tax law to avail themselves to lower cost borrowing because interest on the debt is exempt from Federal Taxation ("Tax Exempt Debt"); and

WHEREAS, under certain circumstances, when the County Issuing Authorities issue Tax Exempt Debt on behalf of a conduit borrower, or a non-County issuing authority issues Tax Exempt Debt the proceeds of which may be spent within the County, the Federal Tax law requires there to be a hearing (the "TEFRA Hearing"), after reasonable notice, at which the public can attend and ask questions or make comments regarding the project and potential approval of the Tax Exempt Debt; and

WHEREAS, in the event a TEFRA Hearing is required, the Highest Applicable Elected Representative of the County is required to approve or disapprove of the issuance of the Tax Exempt Debt; and

WHEREAS, for Federal Law purposes, the entire County Council currently discharges this role; however, in the past this role has been delegated by County Council to among others, its Chair; and

WHEREAS, County Council desires to delegate the approval to the County Executive Director and empower the Issuing Authorities to hold the TEFRA Hearings in light of the latter being in the best position to: i) assess the projects for which they are issuing Tax Exempt Debt, (ii) effectuate policies, to the largest extent possible, relating to enhancing the prospects of including local contractors, paying contractors and subcontractors fair wages under the circumstances, and compiling contacts and pertinent information for other County and County-related projects, all of which is deemed to be in the best interest of the County.

NOW THEREFORE, IT IS RESOLVED BY COUNCIL:

1. TEFRA Hearings shall be held by or on behalf of the relevant Issuing Authority in accordance with all applicable Federal law.
2. Council delegates to the County Executive Director the authority (after a duly noticed TEFRA Hearing) to approve or disapprove of issuance of Tax Exempt Debt for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, for projects that are required to be so approved by County Council.
3. An approval granted by the County Executive Director pursuant to the power delegated hereby shall in no way pledge or otherwise obligate the credit or taxing power of Delaware County, nor shall Delaware County be liable for the payment of principal of or interest or premium, if any, on the relevant Tax Exempt Debt, nor shall Delaware County have any obligations with respect to the projects to be financed and refinanced with the proceeds of the Tax Exempt Debt.