

# OFFICIAL MINUTES

## NOVEMBER 25, 2014

The Regular Meeting of November 25, 2014, of Council for the Borough of Kennett Square was called to order at 7:00 p.m. in the Red Clay Room of the Kennett Fire Company No. 1, 423 Dalmatian Street, Kennett Square, Pennsylvania with Vice President Danilo P. Maffei in the Chair.

Present: *President Leon R. Spencer, Jr. – arrived at 7:18 p.m.*  
*Vice President Danilo P. Maffei*  
*Councilmember Geoffrey R. Bosley*  
*Councilmember Brett M. Irwin*  
*Councilmember D. Lynn Sinclair*  
*Councilmember Patrick B. Taylor*  
*Mayor Matthew W. Fetick*  
*Interim Borough Manager Joseph C. Scalise*  
*Junior Council Person Meliton Gomez*

Absent: *Councilmember George P. Plumley, III*

### **PUBLIC COMMENTS**

Vice President Maffei asked the public to hold off on any comments regarding the Proposed 2015 Budget until the Public Meeting segment of tonight's meeting pertaining to the budget.

John Thomas, 406 South Broad Street, expressed his concern about the proposed Cannery Row development and the effect it will have on the traffic at the intersection of Mill Road and Cypress Street and the shortage of parking. This effect will be more intense when you take into consideration the development of the old NVF site.

### **WAIVER REQUESTS**

#### **430 ASSOCIATES, 708 TERMINAL WAY**

Vice President Maffei presented the following waiver requests from 430 Associates for their property located at 708 Terminal Way:

James Haigney, Commonwealth Engineers, Inc., Engineer for 430 Associates advised that his client proposing to add a building addition and associated parking stalls at the existing shop located at 708 Terminal Way. His client plans to install vehicle access off of South Walnut but not at this time. They are requesting the following waivers:

- A. A waiver from section 18-8(a) to allow the informal sketch plan submitted to Borough Council on September 10, 2014, to be used as the sketch plan.
- B. A waiver from 18-8(b) to proceed to Final Plan due to the small nature of the building addition.
- C. A waiver to 18-21(a)(1) to defer sidewalk installation to coincide with driveway access.

Councilmember Bosley questioned if there will be off street area where pedestrians can walk.

Mr. Haigney replied no but noted that there is a sidewalk on the opposite side of South Walnut Street.

Councilmember Bosley stated that Council has been consistent enforcing the sidewalk requirement with all developments.

Vice President Maffei asked Russell Drumheller, Codes Enforcement Officer, the cost of installing sidewalks.

Mr. Drumheller replied approximately \$30 per linear foot; \$1,500 for the entire 50 feet.

Mr. Haigney questioned the cost of handicap ramps.

Mr. Drumheller stated that he was unable to answer Mr. Haigney's question.

Mr. Haigney stated that his client would like to refrain from spending \$1,500 to install sidewalk up front and then have to spend an additional \$1,500 to \$2,000 to remove the sidewalk in order to install a driveway at a later date.

**It was moved by Councilmember Bosley and seconded by Councilmember Sinclair to grant waivers A. and B. and require an escrow of \$1,500 until the sidewalks are installed.**

Councilmember Taylor believes that five (5) years would be an appropriate time frame for the sidewalks to be installed.

Councilmember Bosley believes that five (5) is too long and recommended three (3) years.

**It was moved by Councilmember Bosley and seconded by Councilmember Sinclair to amend the motion by granting:**

- A. A waiver from section 18-8(a) to allow the informal sketch plan submitted to Borough Council on September 10, 2014, to be used as the sketch plan.**
- B. A waiver from 18-8(b) to proceed to Final Plan due to the small nature of the building addition.**

**And, require a sidewalk escrow of \$1,500 and that the sidewalk be installed within three (3) years. Motion carried unanimously as amended.**

## **AUTHORIZATION NEGOTIATIONS FOR UNIFIED-GOVERNMENTAL AGREEMENT WITH KENNETT TOWNSHIP FOR CANNERY ROW**

Vice President Maffei presented the request for authorization to negotiate a Unified Agreement between the Borough and Kennett Township regarding the proposed Cannery Row project.

The Manager advised that the property is located on Mill Road in both the Borough and Kennett Township. The purpose of this agreement is designed to satisfy zoning requirements and protect the interest of both the Borough and the Township. The Solicitor, Manager and Zoning Officer will negotiate the agreement with Kennett Township subject to further approval by Council. The Manager noted that the developer has agreed to pay the costs associated with the agreement.

*It was moved by President Spencer and seconded by Councilmember Bosley to authorize the negotiation of the agreement as presented. Motion carried unanimously.*

## **SECOND PRESENTATION of PROPOSED 2015 BUDGET**

The Manager gave second presentation of the Proposed 2015 Budget with the following highlights:

- The balanced budget includes a two and three-quarter percent (2.75%) increase in uniformed and two and one-half percent (2.5) non-uniformed wages.
- One (1) mill tax increase to a level of 6.35 mills.
- Water, Sewer and Solid Waste Fees include a three percent (3%) increase for continued Fund Reserves growth.
- Long term permit parking for the garage will increase \$60 annually and long term street permit parking will increase \$10 annually.

No discussion from Council at this time.

## **PROPOSED 2015 BUDGET PUBLIC COMMENTS**

*Vice President Maffei opened the meeting at 7:25 p.m. for public comments on the Proposed 2015 Budget.*

John Thomas, 406 South Broad Street, stated that he sincerely hopes that each member of Council knows as much about the budget as he does. Some of his concerns are the increase in the water, sewer and trash fees, employee raises and the amount of the banking fees. He said that the Borough is making decent money from the water and wonders why the fees are still being raised. Mr. Thomas said it is not fair to the residents to continually raise these fees when we have 11.3% poverty level in this town when the County's rate is only 6%. He is against Borough employees being reimbursed for their co pays. Mr. Thomas said that his comments are personal but Council cannot continue to keep putting a financial burden on the taxpayers.

Tony Talamonti, 584 East Cypress Street, asked the reasoning for budgeting \$600,000 to purchase a new ladder truck.

Vice President Maffei replied that it is due to the age of the truck and that it does not meet today's standards.

Mr. Talamonti stated that the purchase of the current ladder truck was done so it could service 100 percent of the Borough. He has concern for the weight and size of a new truck and its ability to maneuver on certain streets. Mr. Talamonti suggested that the current truck be upgraded instead of purchasing a new one; the truck we have now is far superior to what is available in North America. Mr. Talamonti said he would gladly meet with the sales person to review the truck that we currently have. He feels that the Fire Company is throwing money away to purchase equipment and his taxes are being raised to do so.

Steve Melton, 605 Ridge Avenue and the Fire Chief of Kennett Fire Company, advised that the current ladder truck is 18 years and it was also used as a demo truck. He advised that the Fire Company has provided Council with the information that proves that a new ladder truck is needed.

President Spencer questioned the percentage of calls in the Borough compared to Kennett Township.

Fire Chief Melton replied that it is close to 50 percent for each municipality.

Chris Plumley 138, South Walnut Street and member of the Fire Company, advised that he serves on the truck committee. At this point, they have not decided which truck to purchase and are obtaining a third party consultant to assist with making a proper decision.

Vice President Maffei closed the public comments at 7:54 p.m.

## **COUNCIL DISCUSSION**

President Spencer questioned if the newer water tank is the one that is one Willow Street and long has it been there.

The Manager replied that it is the newer tank and was constructed there in 1997/1998 when the parking garage was built. He added that there is a routine inspection and maintenance schedule in place to keep the towers in good working order and avoid costly repairs.

President Spencer questioned the income from liquor licenses.

Kathy Holliday, Finance Director, advised that the Borough only receives \$200 for each license.

President Spencer asked for an explanation of Contractual Services on page 8.8 of the Water Fund.

Ms. Holiday replied that this includes the contract fees for a portion of the payroll and auditing fees; the auditing fees and the computer software maintenance expenses are split between the separate funds.

President Spencer questioned the number of metered spaces in the parking garage.

The Manager replied 40.

President Spencer was impressed with the County grants that the Borough has received. He added that we do a tremendous job going after available grant funding and commended the Manager and Ms. Holliday for continuously doing so.

Vice President Maffei asked for an explanation of the bank charges.

Kathy Holliday advised that the bank fees include the fees involved with our debt service, checking accounts and the fees associated with the credit card service.

President Spencer commended the Fire Company for their business plan noting that they went from “can we pay the bills this month” to a successful business. Any organization that has a business plan is an organization going in the right direction.

The Mayor stated that he respects Mr. Talamonti for his years of volunteer service as well as his knowledge. The Mayor said that he has been involved in emergency services for 20 years as an EMT and police officer but admitted that he is not qualified to determine the needs of the Fire Company. The Mayor trusts the Fire Company’s leadership team and judgment and that they make the proper decisions. He added that we don’t second guess our staff and have delegated the same to the Fire Company. The Mayor added that the members of the Fire Company know what is needed to protect our town and stated that he will support Council’s vote to adopt the Proposed 2015 Budget in its present state.

## **PRESIDENT’S REPORT**

President Spencer advised that he had the privilege to attend the tail end of the Fire Fighter 1 graduation and congratulated Jack Melton and Fernando Tapia. He noted that these young men serve as fine examples of the type of volunteers needed by the Fire Company.

President Spencer announced the Holiday Parade and Tree Lighting will be held on Friday, November 28<sup>th</sup>. The parade will kick off at 6:15 p.m.

President Spencer announced that Council will hold a meeting on Monday, December 1, 2014, at 7 p.m. to consider the adoption of the Proposed 2015 Fee Schedule, Budget and Tax Ordinance. Said meeting will be held in the Red Clay Room, 423 Dalmatian Street.

As of today, President Spencer advised that 503 people have signed up for Swift Reach. Again, he cannot encourage the public enough to register.

The Kennett Fire Company will be hosting Breakfast with Santa again this year on Sunday, December 21st, from 8 to 11 a.m.

## **COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS**

Mayor thanked the members of the Kennett Fire Company and the surrounding companies that responded to the recent fire at the Chalfont House on North Union Street.

He noted that the two (2) recently certified firefighters were on the first truck to arrive at the scene.

Vice President Maffei gave kudos to the community for rallying around those who were displaced by the fire by donating clothing and assisting with shelter and expenses; this is what small town America does.

## **ADJOURNMENT**

It was moved by Councilmember Sinclair and seconded by Councilmember Bosley to adjourn the meeting at 8:16 p.m.

*Karen L. Scherer*

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Secretary