

OFFICIAL MINUTES

APRIL 6, 2015

The Regular Meeting of April 6, 2015, 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 President Leon R. Spencer, Jr. in the Chair.

Present: *President Leon R. Spencer, Jr.*
Vice President Danilo P. Maffei
Councilmember Geoffrey R. Bosley
Councilmember Brett M. Irwin
Councilmember George P. Plumley, III
Councilmember D. Lynn Sinclair
Councilmember Patrick B. Taylor
Mayor Matthew W. Fetick
Interim Borough Manager Joseph C. Scalise
Junior Council Person Meliton Gomez
Solicitor Marc Jonas

EXECUTIVE SESSION

President Spencer announced that Council held an Executive Session on Monday, April 6, 2015, at 6:00 p.m. The meeting was held in Bayard Taylor Room of the Kennett Fire Company, 423 Dalmatian Street. The purpose of this meeting was to discuss personnel matters and legal matters.

SPECIAL RECOGNITION

STEVEN T. MELTON

FIRE CHIEF 2003 – 2015

The Mayor presented Steven Melton with a Certificate of Appreciation for his many years of service with the Kennett Fire Company No. 1 and especially for his outstanding service as Fire Chief from 2003 to 2015.

SWEARING IN of FIRE COMPANY OFFICERS

The Mayor swore in the following officers of Kennett Fire Company No. 1 for two (2) year terms:

- Christopher S. Plumley – Fire Chief.
- Mark A. Plumley – Deputy Chief.
- Bruce A. Mitchell – Assistant Chief.
- Steven T. Melton – Battalion Chief.

PUBLIC COMMENTS

John Thomas, 406 South Broad Street, thanked outgoing Fire Chief Steven Melton for his years of services and wished the best to Fire Chief Christopher Plumley. Mr. Thomas also thanked the families of the Fire Company members.

REPORTS

CODES DEPARTMENT

Russell Drumheller, Codes Enforcement Officer, reported the following activity in the Codes Department for the month of March, 2015:

- Completed 227 inspections.
- Received 196 telephone calls into the office.
- Received 93 visitors at the office.
- Processed 53 permits – Building/Plumbing/Electrical/Mechanical.
- Completed three (3) Resale Use and Occupancy Inspections.
- Final Inspection for Victory Brewing is scheduled for this Thursday.
- Total units under construction or occupied at Magnolia Place is 48. According to the developer, they will be applying for eight (8) additional building permits this week.

PLANNING COMMISSION

Russell Drumheller, Codes Enforcement Officer, reported the following activity of the Planning Commission during their meeting on March 11, 2015:

- The Commission reorganized with Clarke Green being appointed Chair and Douglas Doerfler being appointed Vice Chair.
- Jim Fritsch of Register Associates was present to discuss the application for 221 South Union Street including the request for three (3) waivers. The Commission approved the waivers.
- Also present was Jim Hagley of Commonwealth Engineers to discuss the application for 430 Associates. The applicant requested a waiver regarding storm-water ordinance by use of the simplified method. This waiver was approved by the Commission.

HISTORIC KENNETT SQUARE (HKS)

Mary Hutchins, Executive Director, reported the following:

- Working on the opening of the regular Farmers Market and the May Art Stroll on May 1st, the first Third Thursday on May 21st, and the Memorial Day Parade on May 25th.
- Also working with Victory Brewing on their opening later this month. Victory will host two (2) fundraising events for the Kennett Fire Company and Historic Kennett Square.
- Assisting Houppette with their opening in early May.

- Ms. Hutchins attended the National Main Street Conference held in Atlanta, Georgia last week. The conference focused on entrepreneurship and placemaking.

HISTORICAL COMMISSION (HC)

Councilmember Sinclair, Chair of the Historical Commission, reported that the Commission did not meet in March. They are working on the Town Walk to be held on June 18th and also working on the 2015 Historical Preservation Awards. The Commission will give a \$1,000 "Excellence in History Award" to a 2015 Kennett High School student at graduation.

KENNETT AREA PARK AUTHORITY (KAPA)

Richard Lyon, Chair of KAPA, highlighted his quarterly report with the following:

- The Red Clay Valley Association Clean-up Day in Anson B. Nixon Park was Saturday March 28th.
- On Tuesday April 14th at 5:00pm, KAPA will be having a memorial tree planting /ceremony for the Castaneda-Mireles Family in memory of their son, Raziel who drowned in a tragic accident at the park in 2014.
- During the winter months a new "No Parking" sign was displayed outside the main Park entrance asking visitors to park at the Tino Leto Fields.
- In March of 2015 the KAPA received the news that the Chester County Open Space Preservation awarded a grant of up to \$57K for the purpose of the new entranceway and the dog park planned for the Anson B. Nixon Park. This grant, along with our grant from DCNR for \$206K and Kennett Township pledge of \$148K, will help KAPA with projected costs of \$413,460.
- The Mushroom Festival awarded a \$1,000 grant to KAPA to be used solely for the summer concert series. KAPA also received \$4,510 from Chester County Community Foundation - Neil Joines Charitable Fund to help with the summer concert series.
- Craig Kurtzhals, Kennett Township, replaces outgoing board member Erin Talbert who has moved from the Township.
- The Eagle Scout project to create trail markers in the Park is complete and is a great addition to the Park trail ways.
- KAPA will be purchasing buoys and other water safety equipment to be available and accessible to the public in the case of a water safety emergency.
- Last fall approximately 30 diseased or declining Locust trees (a short-lived pioneer species) were removed. KAPA recently applied for a grant from Dockstader Foundation (SECCRA) for assistance in removing an additional 30 declining Locust trees and replanting with a hardwood species.
- May 2nd is the Trout Rodeo will be held on May 2nd.

KENNETT AREA PARK and RECREATION BOARD (KAPRB)

Claire Finrock, Program Director, reported the following:

- The Jr Basketball League finished up on March 14th. There were 31 teams that participated this year.

- Spring programs included Blue Demons Lacrosse, High School Basketball League and Men's Adult Softball and Adult Co-ed Softball Leagues.
- Registration is now closed for the 2015 Summer Camp.
- Other summer programs consist of Basketball Camp, Field Hockey Clinics, Volleyball Clinic, Free Kids Cross Country Race and the Kennett 55+ Games and BBQ.
- KAPRB will oversee and organize the food tent for the Kennett Run.
- KAPRB was advised that they will be receiving a grant from The Mushroom Festival. The Kennett Rotary donated \$2,000 towards the new scoreboards at Pennock Park.
- KAPRB has submitted grant application to Exelon, PECO Green Region Round 2, and PA State Grant.

Ms. Finfrock thanked Council for their continued support.

KENNETT AREA SENIOR CENTER (KASC)

Anita O'Connor, Executive Director, reported that the Center is dedicated to keeping our seniors healthy – physically and mentally, as well as keeping them financially stable. She continued her report with many programs the Center offers which include Safe Driving, Tax Preparations, Lunch Program and Neighbors in Action.

Ms. O'Connor also reported that the Center assists seniors with signing up for Medicare and provides education regarding fraud prevention. These services are at no charge to the seniors.

President Spencer advised that the students at Delaware Technical Community College could assist the Center with education regarding fraud prevention.

CONSENT ITEMS

TABLING of MINUTES

It was moved by Vice President Maffei and seconded by Councilmember Sinclair to table the minutes from March 16, 2015. Motion carried unanimously.

BILLS

President Spencer presented the bills to be paid on April 6, 2015, and the bills that were paid since the last meeting.

It was moved by Vice President Maffei and seconded by Councilmember Taylor to approve the bills as presented. Motion carried unanimously.

STANAB PRESENTATION

PROPOSED PLANS for WEST STATE STREET

John Jaros, Tony Stancato and Ray Ott collectively gave a presentation of the concept they have for the properties owned by StanAb, LP in the 600 block of West State Street. The plans include a five (5) story structure with retail space, amenity space, amenity deck on the

mezzanine and first floor and 175 apartments from the mezzanine level through the fifth floor.

Mr. Jaros answered questions presented by Council.

President Spencer thanked the gentlemen for their presentation. He added that the next step would be for each Councilmember to individually review and study the proposed plans.

Vice President Maffei stated that Council could compare the plans with our current zoning and consider making a bullet list of the zoning changes that would have to be made.

EAGLE SCOUT PROJECT PROPOSAL - DANIEL SMITH YMCA STAGE, EAST SOUTH STREET

President Spencer introduced Life Scout Daniel Smith with Boy Scout Troop 260.

Master Smith gave a presentation of his proposed Eagle Scout Project which consists of building a stage in front of the current benches on the Borough-owned property along East South Street which is utilized by the YMCA.

President Spencer told Master Smith that he is an amazing young man and also noted that the students of the Delaware County Technical College High School may be able to assist with this project.

Vice President Maffei questioned if the project would have to comply with the Borough Code.

Russell Drumheller replied yes. He noted that this is an awesome idea and project. Mr. Drumheller stated that he has no doubt that this young man will do a great job.

The Interim Manager advised that because this property is owned by the Borough he requested that Master Smith present his proposed project to Council.

Councilmember Taylor stated that as an Eagle Scout himself, he supports this project and believes that Master Smith will do a nice job.

It was moved by Vice President Maffei and seconded by Councilmember Taylor to grant Daniel Smith permission to move forward with his Eagle Scout Project as presented. Motion carried unanimously.

SPECIAL EVENT APPLICATIONS

2015 COMMUNITY SHRED EVENT, APRIL 18th

2015 MEMORIAL DAY PARADE, MAY 25th

**2015 THIRD THURSDAYS, MAY 21st, JUNE 18th, JULY 16th and
AUGUST 20th**

President Spencer presented the following three (3) special event applications:

- Community Shred Event, April 18th, sponsored by the Kennett Public Library. This free event will run from 9:30 to 11:30 a.m. and will be held in the municipal parking lot between Borough Hall and the Library.
- Memorial Day Parade, Monday, May 25th, sponsored by Historic Kennett Square and organized by Bill Taylor. The parade will kick off at Kennett High School at 10 a.m.
- Third Thursdays, sponsored by Historic Kennett Square will be held on May 21st, June 18th, July 16th and August 20th. The event starts at 6 p.m. and will be held on State Street between Broad and Center Streets.

It was moved by Vice President Maffei and seconded by Councilmember Bosley to approve the applications as presented. Motion carried unanimously.

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATIONS

101 WEST STATE STREET

President Spencer presented the ARB application from Mary and Franco Mastrangelo for new signage, exterior painting and brass lanterns for the new business Houppette located at 101 West State Street.

It was moved by Vice President Maffei and Councilmember Sinclair to approve the application as presented. Motion carried unanimously.

148 WEST STATE STREET

President Spencer presented the ARB application from LGB-148 West State Street, LLC for new/additional signage at 148 West State Street.

It was moved by Vice President Maffei and Councilmember Taylor to approve the application as presented.

Councilmember Bosley stated that he would abstain from action on this item due to the fact that he is employed by LGB Properties.

The motion carried with a vote of 6 to 0 with Councilmember Bosley abstaining.

2015 ROAD MATERIALS and BLACK TOP BID AWARDS through the MUNICIPAL COOPERATIVE of SOUTHERN CHESTER COUNTY

President Spencer presented the 2015 Road Materials and Black Top Bid Award through the Municipal Cooperative of Southern Chester County.

The interim Manager advised that the 2015 bids were awarded as follows:

- Stone – New Enterprise Stone and Lime Co., Inc., DBA Martin Limestone, Inc.
- Black Top – Alan Myers DBA, Independence Construction.

It was moved by Councilmember Bosley and seconded by Vice President Maffei to approve the bid awards as presented. Motion carried unanimously.

PRESIDENT'S REPORT

President Spencer announced the upcoming events:

- Annual Spring Clean Up is scheduled for April 18th, 9:00 a.m. to 3:00 p.m.
- The Kennett Public Library will host their annual free Community Shred Event the same day from 9:30 – 11:30 a.m. The event will be held in the municipal parking lot between Borough Hall and the Library.
- The Cinco de Mayor Festival will be held on May 3rd. The festival will again focus on education this year.

President Spencer noted that the Church of the Advent is involved with Family Promise, an initiative among churches. Family Promise comes to the aid of those families in our community who are experiencing homelessness by providing temporary shelter that keeps the families together.

President Spencer advised that Council is making progress in the search for a new Borough Manager. He assured the public that they have not dropped the ball and hope to bring closure to this search in the near future.

COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS

Junior Council Person Gomez announced that Annual Multi-Cultural and Diversity Conference will be held at the Kennett High School Saturday April 11th. The conference brings together high school students throughout the country to discuss and address diversity.

Junior Council Person Gomez asked Council to consider the population growth with the possible development project on West Street and impacts it may have on the School District.

ADJOURNMENT

It was moved by Councilmember Plumley and seconded by Councilmember Bosley to adjourn the meeting at 8:27 p.m.

Karen L. Scherer

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Secretary