

OFFICIAL MINUTE

March 3, 2020

The Regular Meeting of March 3, 2020, of Council for the Borough of Kennett Square was called to order at 7:00 p.m. in the Monroe Nute Room of the Kennett Fire Company No. 1, 301 Dalmatian Street, Kennett Square, Pennsylvania with President Mercomes in the Chair.

ROLL CALL

Present: *President Brenda Mercomes*
Councilmember Ethan L. Cramer
Councilmember J. Douglas Doerfler
Councilmember Rosa Moore
Councilmember LaToya Myers
Councilmember Peter L. Waterkotte
Councilmember Mayra Zavala

Mayor Matthew W. Fetick
Borough Manager Joseph C. Scalise

ADOPTION of AGENDA

It was moved by Councilmember Waterkotte to approve the agenda as presented; seconded by Councilmember Zavala.

It was moved by Councilmember Myers to amend the agenda by removing the minutes from the consent agenda for an amendment; seconded by Councilmember Waterkotte.

The motion carried unanimously.

It was moved by Councilmember Doerfler to amend the agenda by removing Item #10 Consider Setting Priorities for Advisory Committee on Latino Affairs (ACOLA); seconded by Councilmember Moore.

The motion carried unanimously.

President Mercomes called for the vote on the amended agenda.

The motion carried unanimously.

PUBLIC COMMENTS

John Thomas, 406 South Broad Street, suggested that Council assign the Economic Development Director the task of adding a trolley route through the area from New Garden through Kennett Square and along Route 1 up through Longwood.

Bo Wright noted that a micro transit bus route system will be addressed this evening under Item #11.

Charla Watson, 523 Magnolia Street, commented that she would like to hear from Nate Echeverria about Economic Development. Ms. Watson noted that this evening's agenda is reasonable; she has noted that Borough business is usually addressed on the first Monday of the month meeting and fiscal management is addressed on the third Monday of the month meeting. She also asked the President to have Councilmembers adhere to the same rules the public are subjected to and eliminate the opinions, arguments and sales pitches. Ms. Watson suggested that the Borough Solicitor should have been present at the last Council meeting.

CONSENT ITEMS

President Mercomes announced that the following Consent Items are deemed accepted with the approval of the agenda:

- Bills that were paid since the last Council meeting.
- Approve Resolution – Disposition of Records
- Special Event Applications
 - Kennett Run, May 16, 2020
 - Memorial Day Parade, May 25, 2020
- ➤ KBC 5th Anniversary Block Party, June 20, 2020
- HARB Applications
 - 303 E. State Street – Demolition and New Construction Carriage House
 - 305 E. State Street – Three (3) Story Addition
- Consider Approval to Transfer Radio to East Bradford Township
- Consider Approval of Borough Manager's Job Description
- Consider Authorizing Advertisement of Amendments to Borough Manager Ordinance

REPORTS

PRESIDENT'S

President Mercomes advised she will provide a President's report at the next meeting.

FINANCE COMMITTEE

Councilmember Waterkotte shared that the Finance Committee met on Friday, February 14, 2020 and noted the following:

- Reviewed minutes and financials;
- Discussed 2020 goals and increasing revenues;
- Discussed changing the charges for public parking meters and are reaching out to local restaurants and retailers prior to making any change.

Councilmember Myers asked how Councilmembers are to go about accessing the Finance Committee meeting packet information.

Borough Manager Scalise noted that he will make sure all Councilmembers have access to the Finance Committee meeting packets.

Councilmember Waterkotte will have the packets available for Councilmembers a few days prior to the Finance Committee meeting in April.

MUNICIPAL RELATIONS COMMITTEE

Councilmember Zavala noted there is no report at this time.

HISTORIC KENNETT SQUARE

Bo Wright, Executive Director of Historic Kennett Square (HKS) shared that HKS is working to reimagine their role in the community as more of a guiding force in the community. He noted that HKS has been focused on State Street businesses and now are working to reach the broader community.

ACTION ITEMS

MINUTES of FEBRUARY 18, 2020

It was moved by Councilmember Myers to approve the February 18th meeting minutes; seconded by Councilmember Doerfler.

It was moved by Councilmember Myers to amend the meeting minutes of February 18th, 2020 to reflect that she made the request of the Finance Committee for all Councilmembers to receive or have access to the complete packet for the Finance Committee meetings, not Councilmember Moore; seconded by Councilmember Doerfler.

The motion carried unanimously.

President Mercomes called for the vote on the February 18th minutes as amended.

The motion carried unanimously.

CONSIDER TASKING THE HISTORICAL ARCHITECTURE REVIEW BOARD (HARB) with AMENDING GUIDELINES and ORDINANCE

Russell Drumheller, Code Enforcement Officer explained that the HARB has identified several sections of the current ordinance and guidelines they feel need some changes.

It was moved by Councilmember Cramer to Task HARB to move forward with amending the Guidelines; seconded by Councilmember Waterkotte.

Mr. Drumheller asked if Council is willing to amend the ordinance as well as the guidelines.

It was moved by Councilmember Cramer to Task HARB to move forward with amending the guidelines and ordinance; seconded by Councilmember Waterkotte.

The motion carried unanimously.

Councilmember Cramer shared that he is in favor of this and the changes in the packet are on point. He asked if the State's Historic Commission has been contacted for their involvement and training.

Andy Froning, Chair of HARB, shared he has been tracking clarifications for the ordinance and they have worked for six (6) months to make a new set of informative guidelines. He noted the guidelines are not prescriptive and are not part of the ordinance itself. Mr. Froning has been in touch with the State office and has sent them the draft guidelines.

PUBLIC COMMENTS

Charla Watson commented that she does not see the changes to the ordinance in the meeting packet.

Russell Drumheller, Code Enforcement Officer, explained that changes to the ordinance have not been defined yet. He noted that Council requested that when a Committee would like to address a possible amendment to an ordinance, that they bring the item forward to see if Council is willing to allow the Committee to move forward. He noted that in a future meeting, HARB will bring forward their specific ordinance amendments.

Ms. Watson shared her opinion that not enough information has been given to the public.

Councilmember Waterkotte asked the Solicitor if there is another way to go about this process.

Borough Solicitor Crotty noted that we are in step one (1) of the process and Council is voting only on whether or not to task HARB with moving forward on possible changes to the ordinance and guidelines.

President Mercomes called for the vote.

The motion carried unanimously.

CONSIDER APPROVAL of RESOLUTION of INTENT for a TRANSPORTATION and COMMUNITY DEVELOPMENT INITIATIVE (TCDI) GRANT APPLICATION, KENNETT REGION MICRO-TRANSIT STUDY

Bo Wright, Executive Director of HKS, shared this is a joint application between the Borough and the Township to study public transportation in the region, considering issues such as need, viability and possible bus stops and routes. The grant application involves local organizations such as LCH, Longwood

and the surrounding townships. The grant is for \$100,000 and if received would be used to retain consultants, manage the public engagement process, data collection and analysis. The Borough's portion would be five (5) percent, \$5,000.00.

It was moved by Councilmember Waterkotte to approve the Resolution of Intent for the TCDI Grant Application; seconded by Councilmember Doerfler.

Solicitor Crotty noted that the Borough's cost is actually about seven and a half (7.5) percent.

Councilmember Cramer noted that this is an inter-municipal opportunity and he is excited to see if move forward, as it is a clear priority for the community.

Nate Echeverria shared that the grant application is specifically for transportation-related planning, which is something that is high on everyone's priority lists.

PUBLIC COMMENTS

John Thomas commented that he hopes it will be a trolley system because they are colorful, have advertisements on them and could be distinct and unique to this area; the town could be known for its trolley system.

President Waterkotte agreed with Mr. Thomas that a trolley system would stand out, rather than just a bus.

President Mercomes called for the vote.

The motion carried unanimously.

CONSIDER MOVING FORWARD with RACE STREET PARKING LOT PARTNERSHIP

Russell Drumheller, Code Enforcement Officer, explained that he met with the owner of Race Park Apartments and discussed the Borough's need for more affordable housing/rental units. The owner asked if he could renovate the current two (2) bedroom apartments located at Race Park apartments into one (1) bedroom units to provide lower rental rates, but they would need to provide the additional parking. In conversations with the Borough Manager, Mr. Drumheller asked if we could have a developer pay for stormwater management at the corner of Race and Cypress, then put a parking lot on top of it to meet their parking needs; paid at their expense.

Charlie Gerbron, representing the owner of the Race Street Apartments, shared that his client is interested in adding new units and would be required to provide more parking. His clients are interested in entering into a partnership with the Borough to create more parking while also helping with stormwater management. Mr. Gerbron stated he is here to see if Council is interested in moving forward with this possibility.

It was moved by Councilmember Cramer to approve moving forward with the Race Street Lot Partnership; seconded by Councilmember Myers.

Councilmember Cramer commended Mr. Drumheller and noted that this is his favorite action item of the year because it addresses a number of significant priorities, like renovated lower price-point housing and stormwater management. He commented that the lot we are speaking of is an eyesore and he thinks this idea is a good opportunity to work together.

Councilmember Waterkotte shared his appreciation for this idea as well.

President Mercomes asked how many additional units the owner plans to build. Mr. Gerbron noted that there will be approximately twelve (12) additional units

PUBLIC COMMENTS

John Thomas commented that he would like to see cover hedge on Cypress Street to hide the cars from the road. He also asked what happens down the road when the owner wants to sell, as his property will appreciate greatly.

Borough Manager Scalise noted that the Borough would still own the lot they build the parking lot upon.

Charla Watson asked if the owner would share in the costs.

Mr. Gerbron explained they would come to an agreement with the Borough Solicitor.

Charla Watson shared her concern that the apartments get smaller as time goes on and the Race Street Apartments used to have nicely sized apartments for a family at a decent price. She also asked who will do the maintenance.

Ms. Zavala asked if the conversions would displace any of the families currently in residence. Mr. Gerbron could not say at this time.

Donna Elliot, 511 W. State asked what type of renter you would like to attract into the Borough, single people or families; it is something you should consider as you decrease two (2) bedroom apartments to one (1) bedroom.

Kate Danaker, 242 Center Street, commented that residents should not be displaced and feels that there is not a plan for people who are in this type of situation.

President Mercomes called for the vote.

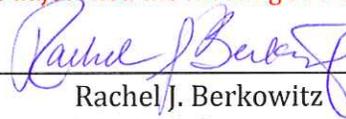
The motion carried 6 -1 with Councilmember Zavala voting no.

COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS

Councilmember Waterkotte shared that he heard the Winterfest was well-attended even though it was very cold. He also heard there were no incidents and he hoped that people enjoyed the event.

ADJOURNMENT

There being no further business, President Mercomes adjourned the meeting at 9:00 p.m.



Rachel J. Berkowitz
Borough Secretary