

OFFICIAL MINUTES JUNE 3, 2019

The Regular Meeting of June 3, 2019, of Council for the Borough of Kennett Square was called to order at 7:07 p.m. in the Monroe Nute Room of the Kennett Fire Company No. 1, 301 Dalmatian Street, Kennett Square, Pennsylvania with President J. Douglas Doerfler in the Chair.

ROLL CALL

Present: *President J. Douglas Doerfler*
Vice President Peter L. Waterkotte
Councilmember Ethan L. Cramer
Councilmember James Mallon
Councilmember Brenda Mercomes
Councilmember Lorenzo C. Merino
Councilmember LaToya M. Myers

Mayor Matthew W. Fetick
Borough Manager Joseph C. Scalise
Borough Solicitor Michael G. Crotty

ADOPTION of AGENDA

It was moved by Councilmember Cramer to adopt the agenda as presented; seconded by Vice President Waterkotte.

Vice President Waterkotte motioned to amend the agenda to add Special Recognition of Karen Scherer's Retirement; seconded by Councilmember Merino. The motion carried unanimously.

Vice President Waterkotte motioned to amend the agenda moving Item #9, Consider Bid Award for the Parking Lot Expansion Project, to the next Council meeting on June 17th; seconded by Councilmember Cramer. The motion carried unanimously.

Councilmember Cramer motioned to remove the minutes from the Consent Items and move them to Action Items, seconded by Councilmember Myers. The motion carried unanimously.

President Doerfler stated there are three (3) items to be changed. With that, he called for a vote to pass the agenda.

The motion carried unanimously.

President Doerfler announced that Council held an Executive Session at 6:20 p.m. on Monday, June 3, 2019. The purpose of this session was to discuss personnel matters with regards to the Collective Bargaining Agreement.

SPECIAL RECOGNITION

President Doerfler stated that Council would like to extend a Certificate of Appreciation to Karen Scherer, recognizing and thanking her for her outstanding contribution and over 16 years of dedicated service as the Borough Secretary for the Borough of Kennett Square. Mr. Doerfler congratulated her on her well-deserved retirement.

Ms. Scherer thanked the Council and the residents who knew they could come to her with their questions and for allowing her to serve the Borough.

PUBLIC COMMENTS

John Thomas, 406 South Broad Street, congratulated Ms. Scherer on her retirement. Mr. Thomas suggested Council hold a few focus meetings this year. He noted that residents should be making the decisions for the Borough and they have the right to know what is going on in their town, especially about major changes. Mr. Thomas shared he has heard that Council wants to increase the Borough's population to 10,000 and current residents do not necessarily know that, but they should.

Charla Watson, 523 Magnolia Street, expressed her frustration over the consideration of Magnolia Place's negotiations with the Borough regarding their dedication, to include the possibility of removing parking spaces from D Street for emergency vehicles and the streetlights changing over to LED. She commented that more than one set of people live in that area and are affected by parking changes and the streetlights. Ms. Watson also noted her discomfort regarding the press release posted by Stancato, asking why they posted an announcement about what should be built in our Borough.

CONSENT ITEMS

President Doerfler announced that the following Consent Items, with exception to the minutes of May 20th, are deemed accepted with the approval of the agenda:

- Bills that were paid since the last Council meeting.
- Special Event Application – Kennett Brewfest, September 26th.

REPORTS

PRESIDENT'S REPORT

Councilmember Merino was named as the Chairman of the Finance Committee.

MANAGER'S REPORT

This written report was submitted and included in the Council packet. In addition, Borough Manager Scalise shared that the Revolving Loan Fund has not seen much activity. We have given out \$129,000 in reimbursements this year with the first agreement being \$150,000.

Mr. Scalise reported the he attended the County's Vision Partnership Program Pre-Application Workshop (VPP) for zoning work studies and learned it is possible to apply for a County VPP grant for a parking study. He also asked about the official map which came up through Municipal Relations and they thought they could provide services in-kind through an agreement with the County, separate from the grant.

FINANCE COMMITTEE

Councilmember Merino, Chair of the Finance Committee, reported the following activity from their meeting on June 3rd, 2019

- Reviewed Bills and Monthly Financials.
- Auditors attended the meeting to discuss the progress on the Audit; there were no major concerns reported for 2018 statements and the 2017 financials are going to be restated.
- Financing for the parking garage was discussed and it was recommended the bid award be postponed to the next Council meeting (June 17) so that additional information could be reviewed.

MUNICIPAL RELATIONS COMMITTEE (MRC)

Councilmember Cramer reported that Mayra Zavala brought up the issue of the Human Resources Commission and it was entrusted to her to attend the next MRC meeting with an idea as to how to proceed.

Additionally, Councilmember Cramer advised that the MRC discussed the C-2 District overlay, currently before the Planning Commission, and one of the topics for the Council meeting on June 17th. Councilmember Cramer called on everyone to publicize the meeting as much as possible in the newspapers and social media before the 17th so that as much information as possible is available to residents. The Committee also talked about a better communication method going forward.

HISTORIC KENNETT SQUARE

Mary Hutchins, Executive Director of Historic Kennett Square, submitted a written report which was included in the Council Packet.

ECONOMIC DEVELOPMENT DIRECTOR

Nate Echeverria, Economic Development Director, submitted a written report which was included in the Council Packet.

ACTION ITEMS

MINUTES of May 20th, 2019

Councilmember Cramer motioned to approve the minutes; seconded by Councilmember Myers.

Councilmember Cramer motioned to amend the Council meeting minutes regarding the Magnolia Place report with the following statement: "Councilmember Cramer had additional concerns and those were discussed"; seconded by Councilmember Myers. The motion carried unanimously.

President Doerfler called the vote to approve the minutes.

The motion carried unanimously.

CONSIDER FOR APPOINTMENT - SHADE TREE COMMISSION, Pauline D. Michel

Borough Manager Scalise shared there are currently two vacancies on the Shade Tree Commission which is a three (3) member Board. Borough resident, Ms. Pauline Michel has expressed interest in serving on the Commission and submitted her resume and candidacy form. On May 15th Ms. Michel met with the former Commission chair, Ms. Karen Scherer and Ms. Rachel Berkowitz to discuss the responsibilities and duties of the Commission. They all agreed that Ms. Michel is a good fit for the Commission. Ms. Michel's appointment will fill the remainder of a term that expires on January 1, 2020, after which, Council can consider reappointing her to the normal five (5) year term.

Councilmember Mallon motioned to appoint Pauline D. Michel to the Shade Tree Commission; seconded by Councilmember Myers.

Councilmember Cramer stated he is grateful for Ms. Michel's willingness to step forward and serve her community. Mr. Cramer shared that he feels the Borough's Street Tree Ordinance is unworkable and would like to replace it with new policies. He suggested the Shade Tree Commission discuss changes to the Ordinance.

Vice President Waterkotte congratulated Ms. Michel on her new position on the Shade Tree Commission and thanked her for her willingness to serve.

Ms. Michel shared that she wanted to join the Commission four (4) years ago but was working full time and could not make the meeting time work. She explained she has more available time now and is glad to help.

PUBLIC COMMENTS

John Thomas expressed his thanks for Ms. Michel joining the Shade Tree Commission. Mr. Thomas suggested something like a drop box be added to the website for residents to report overhanging trees.

The motion carried unanimously.

CONSIDER HARB APPLICATIONS**108 EAST STATE, SIGNAGE – PORTABELLOS****127 EAST STATE, SIGNAGE – BYRSA BISTRO****234 NORTH GARFIELD, CONSTRUCTION OF DETACHED GARAGE**

President Doerfler asked Councilmembers if there were any objections to handling the three (3) applications as a slate. There were no objections.

Borough Manager Scalise explained that Portabellos, 108 East State Street, would like to hang a wooden sign with gold lettering. To correct the written report, the dimensions of the sign are 13.5 inches by 56 inches (not feet). The HARB agreed that the sign is appropriate in design and would not detract from the nature of the Historic District.

Mr. Scalise advised that the second application is from Byrsa Bistro, 127 East State Street, that would like to hang a wooden sign 30 inches in height by 48 inches, including the bracket. The HARB agreed that the proposed sign addition is appropriate in design and would not detract from the nature of the Historic District.

Borough Manager Scalise explained the third application from 234 North Garfield Street is for the construction of a new wood-framed, detached garage with a carport, asphalt roof shingles, horizontal siding and stone veneer to match the existing house. The HARB unanimously agreed that the proposed garage addition is appropriate in design and would not detract from the nature of the Historic District.

It was moved by Councilmember Cramer to approve the Certificates of Appropriateness for the slate of three (3) HARB applications as presented; seconded by Councilmember Waterkotte.

PUBLIC COMMENTS

John Thomas noted there are so many signs that the whole side of a building is filled with signs. He asked at what point is there too much signage that it is overkill.

The motion carried unanimously.

CONSIDER BID AWARD – 2019 PAVING IN PLACE

Borough Manager Scalise explained that the 2019 Paving in Place bid for the Southern Chester County Municipal Co-Op opened on May 2, 2019 at Kennett Township. There were three (3) bidders this year with the lowest total bid coming from Long's Asphalt Inc. of Quarryville, PA. Long's Asphalt had the bid in 2017 (the last year the Borough did any paving) as well as other previous years. This year we scheduled to pave N. Broad from Linden to Fairthorn; Fairthorn from N. Broad to N. Union; Irwin from Hessian to dead end; Roney from Irwin to W. Sickle.; and N. Washington from Irwin to W. Linden.

It was moved by Councilmember Waterkotte to approve the bid award for the 2019 Paving in Place; seconded by Councilmember Merino.

Councilmember Myers asked Borough Manager Scalise to address the paving schedule and how the schedule could change. She noted that a few residents have approached her about the paving schedule and what a resident should do if they have a concern about a particular street.

Borough Manager Scalise explained that residents should contact the Borough with a street concern. He also explained the Borough has a 5-year paving schedule which is reevaluated after each winter so that streets in the worst condition are addressed first. He further explained that sometimes location does come into play when planning the paving schedule.

PUBLIC COMMENTS

Dave Teal, 620 Linden Circle, asked if Sickle Street between Lincoln and Union should be on the list because it has terrible potholes.

Charla Watson commented that Sickle Street is in very bad shape with many potholes. She shared her concern that streets in good shape will be paved while streets that desperately need paving will not be paved. She questioned how the Borough chooses the streets to be paved. Ms. Watson expects Birch Street to be on the top of the list.

Councilmember Cramer asked who determines which streets to pave?

Borough Manager Scalise explained that the Director of Public Works and the Streets Department determine the paving schedule.

Councilmember Waterkotte asked what procedure needs to happen for other streets to be reevaluated? He commented there are plenty of streets that need paving and maybe we can look at how the process works and consider other possibilities.

Councilmember Cramer asked what issues it would pose to the current paving plan if we wanted to reassess specific streets. He also suggested that the paving plan go through the Public Safety and Infrastructure Committee.

Borough Manager Scalise advised that if we did not do the work as described in the bid, we would likely have to break out of the bid and go out on our own.

Councilmember Mallon commented that there are lots of cracks waiting to turn into potholes on Washington Street. He also noted that this is full paving, not just pothole repair.

President Doerfler suggested that we need to get the information on all the factors that effect the choices and reasoning that goes into the paving plan.

Councilmember Waterkotte suggested that considering the bid has already been accepted, we move forward with the current plan. He suggested that going forward, we evaluate the process of decision making for future paving plans.

Councilmember Cramer shared he has spoken with the Mayor regarding infrastructure planning and doing a review of "what gets done when". He shared they are working out better processes for the Public Safety and Infrastructure Committee.

The motion carried unanimously.

RECONSIDER AUTHORIZING STAFF to MOVE FORWARD with EV CHARGING STATIONS

Borough Manager Scalise explained that since Council approved moving forward with the project, he found out that the installation costs provided were not inclusive and did not cover costs by our electrical contractor to run electricity to the unit. The estimate for running electricity is \$2,000, which would put the entire project at \$12,500 with \$10,000 coming in from grant proceeds. Mr. Scalise was not comfortable moving forward with additional costs until Council was comfortable moving forward with the additional expense.

It was moved by Councilmember Mallon to authorize staff to continue moving forward with EV Charging Stations; seconded by Councilmember Myers.

Vice President Waterkotte noted that it is wise for us to move forward with the charging stations and suggested possibly finding someone to sponsor the additional cost.

PUBLIC COMMENTS

John Thomas commented that it will cost \$12,500 to install the chargers and we are getting \$10,000 back. Mr. Thomas feels that for \$2,500, it makes sense to install one charging station and see if people use them.

Borough Manager Scalise noted that the Borough will be charging money for the use of the charging stations as well as for the electricity. He advised that you have to have a special app to activate the station and we will be able to run a report to see the usage rates.

Mayor Fetick commented that as a former owner of an electric vehicle, he knows that people use the app and plan their trip according to where they can charge their cars. The Mayor feels that having the charging station will be a draw for people who have electric cars because will travel to where they can park while charging their vehicle, regardless of the cost.

The motion carried unanimously.

COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS

Councilmember Mercomes shared that on the 15th of June we will have our 2nd Annual Juneteenth Celebration in various areas of Kennett Square. The Library will show a movie on the Underground Railroad, the 300 Block of East Linden Street will have a reenactment, a speaker will talk about the Bucktoe Cemetery, Study Buddies and ACOLA will present an interactive mapping activity from 12pm-4pm, and the AME Church on East Linden Street will host a pop-up museum.

Councilmember Cramer commented that this is a great celebration and many local non-profits come together to put on this event. He suggested Councilmembers make a special effort to attend this community event. He noted there will be flyers posted in the area and information on the event is on Historic Kennett Square's website.

Borough Manager Scalise shared a final thank you to Karen Scherer, wishing her the best of luck and inviting everyone to enjoy a piece of cake in her honor. Mr. Scalise also noted that we continue to work on the website and thanked everyone for their suggestions.

Karen Scherer noted that in regard to the Shade Tree Commission, tree trimming is handled by the Borough; if you see low hanging limbs, please call to let the Borough know.

ADJOURNMENT

There being no further business, President Doerfler adjourned the meeting at 8:07 p.m.



Rachel J. Berkowitz
Borough Secretary