

## **OFFICIAL MINUTES MAY 30, 2017**

The Special Meeting of May 30, 2017, of Council for the Borough of Kennett Square was called to order at 7:05 p.m. in the Kennett/Pennsbury Room of Genesis HealthCare, 101 East State Street, Kennett Square, Pennsylvania with President Danilo P. Maffei in the Chair.

### **ROLL CALL**

Present: *President Danilo P. Maffei*  
*Vice President Geoffrey R. Bosley*  
*Councilmember Wayne Braffman*  
*Councilmember Ethan L. Cramer*  
*Councilmember J. Douglas Doerfler*  
*Councilmember James Mallon*  
*Councilmember LaToya M. Myers*

*Mayor Matthew W. Fetick*  
*Borough Manager Joseph C. Scalise*

### **PUBLIC COMMENTS**

President Maffei clarified the contents of the agenda and advised that Council will not be voting on any items during tonight's meeting.

Albert McCarthy, 219 South Broad Street, thanked Council for getting the debt under control and asked them to take into consideration future natural cost increases. He offered suggestions as alternatives to building a new joint facility and asked Council to consider them. Mr. McCarthy recommended Council send a letter to each home advising them of important meetings like tonight.

Clara Saxton, 120 West Linden Street and member of HARB, questioned if the proposed joint facility will be required to go before the HARB.

### **DISCUSSION ITEMS – JOINT FACILITY with KENNETT LIBRARY FINANCES**

The Borough Manager gave a PowerPoint presentation from the Finance Committee of the Joint Project with Kennett Library. The presentation consisted of three (3) options – all in, minimal, and out along with the costs associated with each option. Also included was a report of the Borough's debt service from year 2000 to 2032.

Mayor Fetick gave a brief history how the Borough and the Library came to this point starting several years ago when the Library approached the Borough about the possibility of them purchasing the municipal parking lot behind the current Library location. He expressed his support of a joint facility and sharing the costs.

President Maffei thanked the Finance Committee for their hard work and also thanked the Borough Manager for generating the PowerPoint presentation. President Maffei expressed his support of the all in option.

Vice President Bosley thanked the Borough Manager as well and expressed his support of the all in option as well.

Councilmember Braffman advised the Finance Committee worked hard to determine that the Borough could participate in the project without raises taxes. He referred to the cost comparison and questioned the wants and needs of this project which deserves some deliberation on our part.

A discussion ensued.

Councilmember Cramer thanked the Finance Committee and the Borough Manager for the presentation. He thinks the concept of a joint facility is a nice but needs additional time and information before he is able to support or oppose the project.

Vice President Bosley asked for comments from a Library representative.

Jeff Yetter, Vice President of the Kennett Library Board, advised they are ready to move forward but noted there will not be an auditorium without the Borough's participation in the project. He added his Board is committed to giving this community a new Library.

Councilmember Mallon stated the need to factor in that we, as Council, represent over 6,000 people.

Councilmember Doerfler noted the need for a larger meeting space and expressed his full support of the all in option.

Councilmember Myers stated this an amazing project however there are a lot of people in her neighborhood that have lost their home due to taxes. We have to be thoughtful about the expense when there are people struggling in our own back yard.

President Maffei stated Council will not take any action tonight and stated the joint project can't go any further without the MOU.

The Borough Manager advised Council to please contact him if they have any questions or need any additional information.

### **MEMORANDUM OF UNDERSTANDING (MOU)**

President Maffei advised that the MOU is roughly a four (4) page proposed agreement between the Kennett Library and Borough to work out the details and background of the project for the joint facility. The tentative plan is to place the MOU on the agenda for Council's consideration at their June 5<sup>th</sup> meeting.

A discussion ensued regarding the MOU including but not limited to the percentages of the square footage, the common area, an exit clause, and construction and operations costs.

The Borough Manager will continue to work on the MOU and will send to the Solicitor for review.

The Finance Committee will meet with the Library this week and a revised draft of the MOU will be made available to Council prior to the Council meeting on June 5<sup>th</sup>.

### **PUBLIC COMMENTS**

Myra Miller, 301 Scarlett Avenue, asked if the tonight's PowerPoint Presentation will be posted in the Public Dropbox.

Sally Warren, 217 South Broad Street, questioned who will own the property when the joint facility is said and done.

Jenifer McFarland, 303 Hessian Drive, questioned if the other municipalities served by the Library will contribute to the project. She also questioned if the Library looked into adding a second floor at their current location and if Council looked into renovating the old Borough Hall.

Kathy Tavoni, 615 Worrall Avenue, said she likes the concept but does not see it happening without raising taxes. She also urged Council to consider other things such as major repairs that could raise taxes.

### **PRESIDENT REPORT**

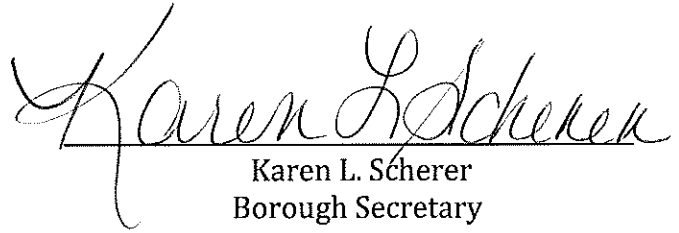
President Maffei referred to Ms. Saxton's comment and advised that the Library gave a preliminary presentation to the HARB.

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

The Borough Manager referred to Ms. Miller's request and advised the presentation will be posted in the Public Dropbox.

### **ADJOURNMENT**

It was moved by Councilmember Braffman and Councilmember Mallon to adjourn at 9:13 p.m.



Karen L. Scherer  
Borough Secretary