

OFFICIAL MINUTES OCTOBER 15, 2018

The Regular Meeting of October 15, 2018, of Council for the Borough of Kennett Square was called to order at 7:02 p.m. in the Monroe Nute Room of the Kennett Fire Company No. 1, 301 Dalmatian Street, Kennett Square, Pennsylvania with President LaToya M. Myers in the Chair.

ROLL CALL

Present: *President LaToya M. Myers*
Vice President Ethan L. Cramer
Councilmember Wayne Braffman
Councilmember J. Douglas Doerfler
Councilmember Brenda Mercomes
Councilmember Peter L. Waterkotte

Mayor Matthew W. Fetick
Borough Manager Joseph C. Scalise

Absent: *Councilmember James Mallon*

EXECUTIVE SESSION

President Myers announced that Council held an Executive Session at 6:00 p.m. on Monday, October 15, 2018. The Session was held in the Monroe Nute Room of the Kennett Fire Company No. 1, 301 Dalmatian Street, Kennett Square, PA 19348. The purpose of this session was to discuss personnel matters regarding the Borough Solicitor search.

ADOPTION of AGENDA

It was moved by Councilmember Doerfler and seconded by Councilmember Waterkotte to approve the agenda. Motion carried unanimously.

PUBLIC COMMENTS

John Thomas, 406 South Broad Street, commented it is good business to do an inventory of our equipment every year. In addition, we should have good control of our trucks through GPS. He concluded his comments stating the Borough doesn't need a new \$50,000 pickup truck or a new car.

Charla Watson, 523 Magnolia Street, commented citizens should have a new broader base for public comments. Referring to prior comments made by Councilmember Braffman regarding a tax increase, she recommended the Borough cut expenses and stop hiring. Ms. Watson questioned the use of the tax revenue from the Magnolia Place Development. She

feels we do not need the Municipal Relations Committee; the Planning Commission and Zoning Hearing Board has a job and it is our legal responsibility to follow the rules. Referring to the Stancato's proposed apartments on West State Street, Ms. Watson questioned what we are going to do with that tax revenue money.

Clara Saxton, 120 West Linden Street, commented that the election is just a few weeks away and strongly urged everyone to make a conservative effort to resist hatred which seems to destroy the small town warmth we enjoy.

Ken Edwards, 412 Meredith Street, commented on the poor physical conditions of alleys in the Borough, especially Knight's and Schoolhouse which are mostly dirt. He said it bothers him when Council waves parking space requirements stating it's not right and Council cannot continue this practice.

CONSENT ITEMS

President Myers announced that the following Consent Items are deemed approved if there are no objections.

- Minutes of September 17, 2018.
- Minutes of October 1, 2018.
- Bills that were paid since the last Council meeting.
- Resignation of Robert Schleuter from the Shade Tree Commission.

Vice President Cramer thanked Mr. Schleuter for his service on the Shade Tree Commission.

There were no objections.

REPORTS

PRESIDENT'S

There was no report.

PERSONNEL COMMITTEE

Councilmember Mercomes reported the following activity:

- The Committee has met with the Police Union regarding some contract language. This cannot be resolved immediately and will be addressed when negotiations begin for the Collective Bargaining Agreement in 2019.
- The Borough Solicitor RFP resulting in six (6) firms submitting proposals. On October 1st, three (3) of those firms were interviewed by the Committee and members of staff. One (1) additional firm will be interviewed this coming Thursday.

PUBLIC SAFETY and INFRASTRUCTURE COMMITTEE

Mayor Fetick reported the following:

- Our Police Officer is wrapping up his final training for truck enforcement. He should be done the first week in November and will then spend half of his time in truck traffic enforcement.
- The Committee reviewed and recommended approval of the Sewage Treatment Agreement with Kennett Township.
- The Committee has requested the Finance Committee add financing of a new municipal building to their agenda. The Committee would also like to request the President of Borough Council to appoint a Building Ad Hoc Committee.
- The next meeting will be dedicated to the “state of the union” of our infrastructure.

KENNETT FIRE and EMS REGIONAL COMMISSION

Vice President Cramer reported that during their meeting last week, there was a broad discussion with regards to another possible solution regarding ambulance service providers. Although a motion was made pertaining to this solution, it was not seconded.

POLICE DEPARTMENT

Chief William Holdsworth submitted a written report which was included in the Council packet. He added to his report that the Police Department has collected 233.8 pounds of prescription medication to date in 2018.

FIRE COMPANY

There was no report.

STANAB, LP, STATE STREET LOFTS, SKETCH PLANS

President Myers advised this is only a presentation of the sketch plans. Council may offer recommendations to the developer however there will no vote at this time.

Nate Echeverria, Economic Development Director, advised this project started to go through the process about two (2) years ago and is now moving forward again. They met with the MRC and are here tonight to share their sketch plans with Borough Council. He then introduced the developer, Tony Stancato, StanAb, LP.

Mr. Stancato presented the sketch plans and vision for the project referred to as State Street Lofts. The plans include four (4) buildings for a total of 194 Class A rental units including one (1) bedroom apartments, two (2) bedroom apartments, and townhomes. The project would have a market value of \$40 million with an assess value of \$23 million. Mr. Stancato said he wants to be creative with this project. He is open to suggestions and wants to partner with the Borough.

Vic Barr, architect, reviewed the layout of the buildings and parking. The project is completely residential with no retail space and the townhomes will face the sidewalks.

Vice President Cramer stated for clarification that changes will need to be made, such as zoning amendments, for this project.

Councilmember Braffman expressed his appreciation for the thinking regarding the retail space. He advised the Finance Committee discussed this project at their meeting and noted the significant source of recurring revenue it could provide for the Borough. An element he wants to see in this project is lower price point housing.

Mr. Stancato entertained questions from Council.

Councilmember Waterkotte expressed his support of affordable of housing and recognizes the challenges.

President Myers asked for clarification that this project is geared towards seniors who are downsizing and millennials.

Mr. Stancato replied yes and a discussion ensued among Council and Mr. Stancato.

PUBLIC COMMENTS

John Thomas commented as a citizen and not a member of the Municipal Relations Committee and stated there is not enough parking provided in these plans and the building are too tall. He questioned how much money this will produce for the Borough and how many additional employees will have to be hired.

Charla Watson questioned why this did not go to Planning Commission and Zoning Hearing Board before coming before Council. It should include self-contained parking with no parking on the street.

Carol Krawczyk, 521 West State Street and member of the Planning Commission, commented that parking on State Street will present problems, especially in the winter time. She expressed concern the buildings will shade the houses on West Linen Street (Linden Circle). Ms. Krawczyk noted this site is at a low point of a fairly steep hill and believes it will be harder on seniors.

Ken Edwards commented it's a nice project and questioned if the ground is soft enough to excavate and build parking underneath the building. He would like the exterior to blend in with the rest of the town.

Clara Saxton expressed her appreciation for Mr. Stancato's research however she feels \$1,400 to \$3,000 for rentals is a lot. If we shift towards more rentals units then owner-occupied units, there can be concern about the increase in absentee landlords as well as our inspector ratio. Ms. Saxton cautioned about the Federal

Agricultural Zoning we have because of our mushroom industry and the impact is has as far as density in the apartments.

SEWAGE TREATMENT AGREEMENT with KENNETT TOWNSHIP

President Myers presented for approval the Sewage Treatment Agreement with Kennett Township.

Borough Manager Scalise advised the capacity will remain at 315,800 gallons per day. The Public Safety and Infrastructure Committee has reviewed the agreement and recommends Council approves it.

It was moved by Vice President Cramer and seconded by Councilmember Braffman to approve the agreement as presented.

PUBLIC COMMENTS

John Thomas questioned if the agreement contains a clause regarding the Borough having access to view plans of new construction and changes of the roadways in the Township. He also questioned if we need to increase the size of our Wastewater Treatment Plant.

The motion carried unanimously.

AUTHORIZE ADVERTISEMENT PUBLIC MEETING for PROPOSED ORDINANCE AMENDING CHAPTER 11, MOTOR VEHICLES and TRAFFIC

President Myers presented for authorization the advertisement for a public meeting to consider a proposed ordinance amending Chapter 11, Motor Vehicles and Traffic of the Borough's Municipal Code.

Borough Manager Scalise advised the Public Safety and Infrastructure Committee recommends parking restrictions on certain streets in the Borough to facilitate emergency vehicle access and snow fighting efforts. Other changes include parking restrictions by Mary D. Lang on Cedar and Mulberry Streets by the School District due to student safety concerns and traffic flow impediments. In addition, we have received several requests to add more meters/locations that have a longer time limit for metered parking. After discussions with our Economic Development Director it was recommended that we increase the time on all of the parking garage meters to at least six (6) hours.

It was moved by Vice President Cramer and seconded by Councilmember Waterkotte to authorize the advertisement as presented.

PUBLIC COMMENTS

There were no comments from the public.

The motion carried unanimously.

COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS

Borough Manager Scalise advised the truck traffic study being done through the Delaware Valley Regional Planning Commission will begin soon; the first meeting to be held by the end of October.

ADJOURNMENT

There being no further business, President Myers adjourned the meeting at 9:07 p.m.



Karen L. Scherer
Borough Secretary