

# OFFICIAL MINUTES

The Regular Meeting of June 15, 2009 of Kennett Square Borough Council was called to order at 6:30 p.m. in the Red Clay Room of the Kennett Fire Company No. 1, 423 Dalmatian Street, Kennett Square, Pennsylvania with President David B. Miller in the Chair. Roll Call followed the Pledge of Allegiance. Present were:

*President D. Miller*  
*Council Member R. Pesce*  
*Council Member E. Avello, Jr.*  
*Council Member J. Cocks*  
*Council Member J. Darman*  
*Council Member J. Thomas*  
*Mayor L. Spencer, Jr.*  
*Manager B. Kucera*

## **MEET and GREET the BOROUGH MANAGER**

President Miller announced that the first "Meet and Greet the Borough Manager" will be held at the Kennett Flash, 102 Sycamore Alley, from 6:00 to 8:00 pm on June 16, 2009. This is an opportunity to obtain information and to meet the Manager as well as the department heads.

## **JUNETEENTH CELEBRATION**

President Miller announced that the Kennett Underground Railroad and the Historic East Linden Project (H.E.L.P.) will host a potluck Juneteenth Celebration from 1:00 to 5:00 pm on June 20, 2009 in Anson B. Nixon Park. The public is invited.

## **PUBLIC COMMENTS**

There were no public comments from the floor.

## **KENNETT SQUARE POLICE DEPARTMENT (KSPD)**

The Mayor advised that open vehicles invite crime and urged the public to lock their vehicles and keep valuables out of sight.

The Mayor added to his report the following incidents for May 2009:

- 86 Traffic Citations were issued.

- 61 Written Traffic Warnings.
- 29 Criminal Arrests.
- 6 DUI Arrests.
- Total number of calls was 653.

President Miller thanked the Mayor for his report.

## **CONSENT ITEMS**

### **MINUTES of JUNE 1, 2009**

President Miller presented the June 1, 2009 minutes for approval.

*It was moved by Council Member Thomas and seconded by Council Member Cocks to approve the minutes as presented. Motion carried unanimously.*

## **BILLS**

President Miller presented the bills to be paid June 15, 2009 and the bills that were paid since the last meeting for approval.

*It was moved by Council Member Thomas and seconded by Council Member Darman to approve the bills as presented. Motion carried unanimously.*

## **PUBLIC HEARING**

### **REAFFIRMING the REALTY TRANSFER TAX**

President Miller advised that this public hearing is for a proposed ordinance reaffirming the Borough's Realty Transfer Tax and the collection of delinquent realty transfer taxes.

*President Miller opened the public hearing at 6:40 pm.*

There were no comments from the public.

*President Miller closed the public hearing at 6:41 pm.*

## **ORDINANCE NO. 878**

### **REAFFIRMING the REALTY TRANSFER TAX**

President Miller presented the proposed ordinance reaffirming the Realty Transfer Tax in the Borough and for the collection of delinquent realty transfer taxes for approval.

*It was moved by Council Member Thomas and seconded by Council Member Cocks to approve the ordinance as presented.*

Council Member Thomas questioned if the Manager was aware of any uncollected transfer taxes.

The Manager stated no and advised that this ordinance was brought to the Borough's attention over a year ago and we have been waiting for the Solicitor to write the ordinance.

**Motion carried unanimously.**

The ordinance was assigned No. 878.

## **COMPREHENSIVE PLAN**

The Manager advised that Borough staff met with representatives of the County to discuss updating the Borough's Comprehensive Plan. It has been eight (8) years since the last update and the MPC recommends updating the comprehensive plan every ten (10) years. The Borough's cost for the update is \$13,500 with half being spent in 2010 and the remainder in 2011. The County's match is \$40,500. The Manager stated that it will take approximately 18 months to complete the update which would be around the ten (10) year mark.

The Manager stated that working in conjunction with the County is the most effective way to update the plan and an agreement will be required by the County. He added that the Borough has accomplished a lot of the items since the 2001 plan.

Council Member Thomas suggested that minor changes to the Comprehensive Plan be done every two (2) years. Doing this would eliminate a large cost every ten (10) years.

**It was moved by Council Member Thomas and seconded by Council Member Cocks to authorize the Manager to enter into an agreement with the County to conduct the update of the Comprehensive Plan provided that the funds are incorporated into the Borough's budget.**

Council Member Pesce questioned if the Borough's \$13,500 portion includes the cost of Borough staff.

The Manager stated no but that the work done by staff on the plan would be part of their normal responsibilities.

Council Member Darman stated that Council has worked on the minor items over the years.

**Motion carried unanimously.**

## **OFFER of EMPLOYMENT**

## **ENTRY LEVEL POLICE OFFICER**

President Miller presented the offer of employment to police applicant Mr. Andrew D. Manko. Mr. Manko achieved the highest cumulative score in the entry level testing process and is ranked number one (1) on the Certified List.

The Mayor advised that this is a conditional offer of employment contingent upon Mr. Manko passing the medical and psychological examinations. After Mr. Manko passes these examinations, he will be sworn in during a regular Council meeting.

**It was moved by Council Member Thomas and seconded by Council Member Avello to approve the employment of Mr. Manko as presented contingent upon his passing of medical and psychological examinations. Motion carried unanimously.**

Mr. Manko thanked Council and the Mayor for this opportunity.

## **CREAMERY REDEVELOPMENT**

The Manager advised that the Ingerman Group was to be present this evening to discuss their potential plans for the Creamery site on Birch Street.

The Manager gave a summary of the sketch plans that the Ingerman Group presented to the Planning Commission on June 10, 2009. The plans consist of the redevelopment of the existing building that would include 61 units of low to moderate senior housing. The plans have strong support from the Planning Commission as well as the Intergen Coalition. The Manager advised that he and Mr. Russell Drumheller met with representatives from the Ingerman Group and were impressed with their ideas. The Ingerman Group will truly produce and create affordable housing for seniors in the Borough. The rental units will be between \$500 and \$600 per month which is very realistic and affordable for this area.

The Manager will arrange for the Ingerman Group to make a presentation at the July 6, 2009 Council meeting.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **MARTIN LUTHER KING, JR COMMUNITY ADVOCATES**

Council Member Cocks announced the following events being hosted by the Martin Luther King, Jr. CommUNITY Advocates:

- The movie "Crash" on July 11, 2009 from 1:00 – 4:00 pm.

- Kennett Square: Colors of a Nation, Exploring Race Relations on August 8, 2009 from 5:00 – 6:30 pm followed by a workshop on August 22 from 9:00 am to 1:00 pm.

She advised that the events are free of charge and will be held at the Kennett Area Senior Center, 427 South Walnut Street.

## **WATER LOSS**

Council Member Thomas stated that the Borough loses around \$200,000 worth of water each year noting that some of this loss is due to leakage. He added that he has heard from citizens that have observed the water companies, who buy water from the Borough, filling their tanks by bypassing the meter. Council Member Thomas noted that Council needs to be aware of this and take action. The Borough cannot afford the loss of revenue and he does not want to deal with people who steal water from us.

## **JULY 6, 2009 COUNCIL MEETING**

President Miller announced that the July 6, 2009 Council meeting will be held in the Monroe Nute Room. The Fire Company is having the air conditioner units replaced. If the work is not completed by the Council meeting scheduled for July 20, then that meeting will also be held in the Monroe Nute Room.

## **PUBLIC COMMENTS**

Ms. Charla Watson, 502 Magnolia Street, expressed her concern for the need of senior housing noting that we need true senior housing for those with low income. She stated that the Borough has lost many senior residents to Luther House.

President Miller thanked Ms. Watson for her comments.

Mr. Ed Thomas, 825 Taylor Street, questioned what is going on with Taylor Street and asked if anyone investigated the contractor's use of this street when the football field was constructed. He stated that within a ten (10) minute period this evening, he observed three (3) tractor trailers traveling down Union Street and then within another ten (10) minutes, three (3) more traveled the same street. Mr. Thomas stated that the road is too narrow for 102" trailers; it is a dangerous situation. He questioned what was happening with regards to finding the Borough line in the southwest region of the Borough. Mr. Thomas stated that Council cannot manage the Borough without knowing the location of Borough lines and right-of-ways.

President Miller thanked Mr. Thomas for his comments.

## **ADJOURNMENT**

It was moved by Council Member Thomas and seconded by Council Member Cocks to adjourn the meeting at 7:14 pm. Motion carried unanimously.

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Brant Kucera  
Borough Manager