

**AVONDALE BOROUGH  
COUNCIL MEETING  
FEBRUARY 1, 2022  
7:00 P.M.**

**COUNCIL MEMBERS PRESENT:** Paul Morgan, Dave Besselman, Mike Essmaker, Stephanie Reichert, Janet Watts

**GUESTS PRESENT:** Sandy Masten, Kim Venzie, Mayor Rzucidlo, John Watts, Chief Simpson, Bob Tucker, Bill Romanelli, Marc Kaplan-via speaker phone

After the Pledge of Allegiance, the meeting was called to order by President Morgan at 7:00 p.m.

**SCCRPD**

**POLICE SERVICES CONTRACT FROM JANUARY 1, 2022 THROUGH DECEMBER 2024**

Mike Essmaker made a motion to approve the three-year contract with the SCCRPD, 2<sup>nd</sup> by Janet Watts, motion carried.

Following are approved contract amounts:

January 1, 2022 through December 31, 2022	\$122,500 per year	\$10,209.00 per month
January 1, 2023 through June 30, 2023	\$125,000 per year	\$10,420.00 per month
July 1, 2023 through December 31, 2023	\$127,500 per year	\$10,625.00 per month
January 1, 2024 through June 30, 2024	\$130,000 per year	\$10,835.00 per month
July 1, 2024 through December 31, 2024	\$132,500 per year	\$11,050.00 per month

**RESIDENT AND PUBLIC COMMENTS/REQUEST/CONCERNS**

**PRESENTATION BY WILKINSON BUILDERS**

Bob Tucker, attorney at Kaplan Stewart gave the following presentation:

(Marc Kaplan was on speaker phone) Mr. Tucker said he is present tonight representing the property owner BFD/Wilkinson who owns over 40 acres of developable land in the Borough. Our office provided the Borough's Solicitor with a memorandum summarizing the history of the property. The purpose of tonight's meeting is to find out if Council is interested in possibly rectifying the issues with the current R-3 Zoning of the property. We do not have any plans or an application to present; this is just an informal meeting to see if Council would be willing to change the zoning.

Mr. Tucker said in 2005, The Borough adopted Ordinance #209 to allow an increased number of townhomes (Carillon) by placing BFD's property in a R-2/Flexible district. This would allow the minimum lot area per dwelling to be 1,700 square feet instead of the 3,000 square feet prior to Ordinance #209. In 2015, the Borough adopted Ordinance 249 making the minimum lot area 10,000 square feet per townhouse dwelling. This makes developing the BFD property for townhomes very restrictive and practically impossible.

Kim Venzie said the timeline is all in the past and the plans are dead. What they had was a conditional Use approval to build the townhomes but the conditions were not met. The argument that they are making now is the way that it is zoned because it doesn't allow them to put in the number of townhouses they want because the required lot size is now too large.

Mr. Tucker said In 2005, there was conditional use approval for the 250 units. Essentially, it came down to two phases. In the first phase there was 59 homes (Carillon) constructed and 192 Townhomes were to be developed in phase 2. If the zoning is changed, we would have to come back with new plans. Dave Besselman said there were a lot of objections to the plans back when conditional use approval was given. The entrance and egress were on Church Street only and Council asked for an entrance and egress onto Baltimore Pike. There were plans for a strip mall on Baltimore Pike but this was never done. Council was also objecting to the number of townhomes.

Bill Romanelli showed the original plan from 2005 and it does show the access coming from Church Street and a Commercial Center coming off of old Baltimore Pike. It is very difficult to get the access onto Baltimore Pike because there is still a 40' wall at the quarry which needs to be removed which is very difficult. There is an emergency access that was recorded that goes through the gas station property and is a viable easement to utilize and it could offer an emergency access out.

Kim Venzie said this project didn't move forward because the developer and the borough entered into a conditional use agreement for the project and they had conditions and some of the conditions were financial. It got to the point where there was a down turn in the economy and the developer couldn't handle the financial commitment to the borough with respect to the development and couldn't move forward. This wasn't unusual at this time. The Borough didn't move forward because the developer wasn't upholding their end of the agreement. The developer did come back at that time and ask for some financial waivers but Council didn't agree to move forward.

Marc Kaplan (speaker phone) said it seems that Borough Council mayf interested in talking about rectifying the zoning so we will come back with some sketch plans and see if we can work together. We will start to look at what will make sense with the property.

Bill Romanelli offered to answer questions or sit down with a couple members of Council and go over any issues at any time

### 2022 BUDGET

Kim Venzie said the proposed budget has been advertised and it can be approved at the February 15<sup>th</sup> meeting.

### MAYOR'S REPORT

Mayor Rzucidlo gave the following report

#### GRANT WRITING RFP'S

Would like permission from Council to send out an RFP to look for a grant writer. We may or may not use a grant writer but we can find out how it works and the cost. Janet Watts made a motion to authorize the mayor to send out an RFP for a grant writer, 2<sup>nd</sup> by Mike Essmaker, motion carried.

#### COMCAST COSTS

Called Comcast to get see if we could get a lower rate on our comcast accounts. We can save approximately \$2,760.00 (does not include the fees and taxes) We can get a package at the maintenance building for \$69.95 plus fees and taxes for 200/20 services. Currently, we are paying \$199.76. At the Brough Office it currently costs \$299 per month plus fees and taxes for 50/10 service. We can get new service 200/20 for \$257.79 plus fees and taxes. This will save ups over \$2,760.00 per year. Mike Essmaker made a motion to authorize the mayor to continue to negotiate a contract with Comcast, 2<sup>nd</sup> by Stephanie Reichert, motion carried.

INTERN

Spoke to West Chester University's grad department and they have intern programs. We may be able to get a grad student that is working on their master's or PhD. They are expected to work 300 hours during their summer semester with the majority being done remotely. They could help with the website, put together procedures, help with special events, assist with grants. Mike Essmaker made a motion to approve the mayor to send the ad to West Chester University and to approve a stipend in the amount of \$1,000-\$1,200 when they have completed their internship, 2<sup>nd</sup> by Janet Watts, motion carried.

PENNDOT - RESOLUTION 2022-1

Mike Essmaker made a motion to adopt Resolution 2022-1, 2<sup>nd</sup> by Stephanie Reichert, motion carried.

PLANNING COMMISSION

There are three people that have volunteered to be on the planning commission. Kim Venzie said we should do something more formal like get something in writing stating their interest or ask them to come to the next Council meeting.

WATER AND SEWER CUSTOMER – WELDON / 238 MULLEN DRIVE – WAIVE LATE FEE

A resident mailed their water and sewer payment on 11/6/21 but it didn't reach the bank until 1/12/22 so they are asking Council to vote to waive their late fee. Janet Watts made a motion to waive the late fee, 2<sup>nd</sup> by Mike Essmaker, motion carried.

OLD BUSINESSTRAILER AT THE WWTP

President Morgan said he went in the camper at the treatment plant and the stuff in the binders are trash since there was mold in the camper. There was plywood in the camper and he is wondering why we are repairing it. The Secretary said it is Paul's Gainor's office because there is no room in the sewer plant office. President Morgan said he would like to stop any work in the camper and he would like to see the camper gone. Janet Watts said the camper could be a health issue if this gentleman develops any asthma or a lung condition being in a moldy environment. Mike Essmaker made a motion to add the camper to the agenda, 2<sup>nd</sup> by Paul Morgan, motion carried. Mike Essmaker made a motion to cease any operations that are being done to the trailer, 2<sup>nd</sup> by Paul Morgan, motion carried.

HOMETOWN HEROES WALL

President Morgan asked if anyone was going to come forward with plans for the wall? Dave Besselman said Dottie Howell and Faith Shore are going to come to a meeting with plans. President Morgan said we also need to address the money we are holding in the Borough's account that was donated. He believes the money should be in their hands and the Borough shouldn't be responsible for it. Mike Essmaker said it should be in a separate account not a Borough account, Council agreed.

COUNCIL ON GOVERNMENT – COG

Janet Watts said last week she attended the meet and greet for the Western Chester County COG. There were about 10 people there that were municipal members and another 20 people they were looking to recruit. They are looking to expand beyond where they are now. The only place locally that has a COG is in West Chester and they are looking to eventually blend with them and move in the Southern Chester County Region. The annual fee is \$250.00 but if we are interested in joining, they would reduce the cost 50%. It was a valuable time spent there because they brought in guest speakers from the CCPC, some county officials, and the chief of staff for Senator Comitta. There is great networking potential there and would be very beneficial to the Borough. They meet the third Wednesday of each month and meet near Parkesburg. This will be added to the February 15<sup>th</sup> agenda to discuss further.

**ANNOUNCEMENTS**

- Council Meeting - February 15, 2022 @ 7:00 p.m.
- An Executive Session will be held after this meeting to discuss personnel issues.

Janet Watts made a motion to adjourn the meeting at 8:30 p.m., 2<sup>nd</sup> by Janet Watts, motion carried.

Respectfully Submitted,



Becky Brownback  
Borough Secretary