

JUNE 5, 2023
FIRST MONTHLY MEETING
HONEY BROOK BOROUGH COUNCIL

The first monthly meeting of Honey Brook Council was held at Honey Brook Borough Hall and all members answered Roll Call. Also participating in the meeting were Anderson Deutschman, Borough Engineer; Kimberly Venzie, Esquire, Borough Solicitor; and Tricia Swinty, Borough Clerk/Assistant Secretary.

Citizens Comments on Agenda Items

None

Approval of Previous Minutes

Mr. Florio made a motion, seconded by Ms. Jenzano, to approve the minutes from the May 15, 2023, meeting. The motion passed unanimously.

Payment of Bills

An additional invoice was requested to be considered for approval to pay from Musselman Lumber in the amount of \$84.68. The invoice was just received and a discount is offered if payment is made before the next meeting.

Ms. Matlock made a motion, seconded by Mr. Ott, to approve the bills presented for payment as well as the invoice from Musselman Lumber. The motion passed unanimously.

Public Presentations

Bark Avenue – The owners of Bark Avenue were present. They advised, due to financial constraints, they will not be offering boarding when they initially open as they are not, at this time, installing the fence. They are hoping be open on July 1. It was noted that their Conditional Use Hearing decision was rendered in March 2022 and according to the Borough's ordinance is valid for one year. It was suggested that they request an extension to the decision retroactive from March 2023 for an additional amount of time in order to keep the decision for animal boarding current.

Engineer's Report

The monthly Engineering Report was distributed to Borough Council for review.

310 Maple Street – Ms. Deutschman stated that they have not heard anything about construction.

570 Maple Street – McCarthy Engineering reviewed and approved a small stormwater review.

Ms. Deutschman departed at this time.

Solicitor's Report

Discussion regarding direction for drafting language to allow Borough to collect from SWM improvements in every circumstance, not just during land development - Ms. Venzie advised that Mr. Falencki provided her with some samples of posting escrow for stormwater management when not part of a land development plan. Council discussed some options which Ms. Venzie will draft a policy for Council's consideration.

Discussion regarding short-term rental ordinance to consider adding Airbnb within the Borough to the Ordinance – Council considered if potential benefits to adding Airbnb or short-term rentals to the Borough's rental ordinance. There was also a question if a property is being marketed as an Air BNB is this a change of use. A draft ordinance enacting a new chapter for property registration for short-term rentals was distributed to Council to review.

Old Business

Discussion/consideration /status regarding contract for pickleball court construction – Ms. Jenzano stated that the Borough Solicitor following the last meeting sorted out the contract as directed by the end of the week; however, notification to Keystone Sports was not given until the following Monday. It was noted that the contract was not signed. Mr. Florio made a motion, seconded by Ms. Matlock, authorizing the Borough Council President to sign the contract with Keystone Sports Construction. The motion passed 6-1 with Mr. Ford voting nay.

At this time, 8:08 p.m., Borough Council recessed the meeting to go into an **Executive Session** for the purpose of discussing a real estate legal matter. Council reopened the public meeting at 8:21 p.m. Ms. Jenzano made a motion, seconded by Mr. Florio, authorizing the Borough Solicitor to follow through with legal action relative to the two Grenda properties. The motion passed unanimously.

New Business

Kern Property – Mr. Ford stated that the former Kern Hardware property is scheduled for sale next month. Mr. Ford suggested having a different engineering firm handle the reviews and suggested Kraft Municipal Group as they would be handling the building permit. After discussion, Mr. Florio made a motion, seconded by Ms. Jenzano, to appoint Kraft Municipal Group to review the Honey Brook Hardware Store reviews and to adopt their review fee schedule. The motion passed unanimously.

Communications & Secretary/Treasurer's Report

Ms. Rambo reviewed two notifications to the Borough which were distributed to Council:

- Notice from Northwestern Chester County Municipal Authority regarding their Act 14 Notification for NPDES permit renewal application for the wastewater treatment facility
- Rate change information from Service Electric Cable

President's Report - No report

Mayor's Report - No report

Committee Reports

Finance – No report.

Park & Recreation – Ms. Jenzano reported that the first concert will be held this Sunday. The gardens and plantings in front of the Annex were done.

Public Works – Mr. Ford reported that he is waiting for pricing to oil and chip Pine Street in conjunction with Honey Brook Township work.

Code/Ordinance – Ms. Matlock reported that proposed ordinance and amendments are being reviewed for recommendation.

MS4 – No report

Personnel – No report

It was noted that Downingtown Borough assisted with the banner hanging.

Police – It was reported that it was a busy month. The evidence room is getting too hot and the fan needed to be replaced and an air conditioner will be added.

COG – No report.

Historical – Ms. Jenzano stated that there was a meeting with the Honey Brook Community Library Board representative and that they have room to display historic items and with their expansion they will have a room that they could provide additional space for displays.

New Business Continued

Discussion/consideration regarding adopting a Resolution to update the Borough Fee Schedule – Updated Fee Schedule was presented that included fees allowable with a recent legislative change for crime victim right of access amendment under Act 1 and a change for stormwater permit application fee for exempt applications of \$50. Ms. Jenzano made a motion, seconded by Mr. Ott, to adopt Resolution 2023-07, a resolution updating the Borough Fee Schedule. The motion passed unanimously.

Discussion/consideration regarding sonic wall upgrade for Administration server – Following review of Custom Computer's proposal, Ms. Florio made a motion, seconded by Mr. Florio, to approve Custom Computer's proposal for a sonic wall network security/firewall appliance and installation in the amount of \$1,984.95. The motion passed unanimously.

Request for Tricia Swinty to be off the week of July 8 to 15 – Ms. Florio made a motion, seconded by Mr. Ott, for Ms. Swinty to be off July 8 through 15. The motion passed unanimously.

Water Authority Project – Mr. Ford noted that two valves are to be replaced by the Borough Authority scheduled for night work the week of June 12 – 16.

Consideration to adopt a Resolution to appoint Paul Rechenberg as Alternate Zoning Hearing Board Member – It was noted that Mr. Rechenberg was appointed a few years ago as a Zoning Hearing Board member had a conflict of interest in an application. His term technically expired on December 31, 2022. Ms. Jenzano made a motion, seconded by Ms. Florio, to adopt Resolution 2023-08, a resolution appointing Paul Rechenberg as Alternate Zoning Hearing Board member to a three-year term expiring December 31, 2025.

Consideration to approve General Code Estimate for codification of recently adopted ordinances – Ms. Curtis made a motion, seconded by Ms. Jenzano to approve General Code's proposal for codification of recently adopted ordinances at an estimated cost of \$3,385.00 to \$3,455.00 which includes shipping, handling, and the three sets for the books. The motion passed unanimously.

Other:

- Honey Brook Township Supervisor had asked if the Borough had an ordinance for drones.

Public Presentations

None

Adjournment

There being no further business, the meeting was properly adjourned.

Janis A. Rambo, Borough Secretary