

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, July 9, 2024

7:00 PM

AGENDA

- I. Pledge of Allegiance/Moment of Silence
- II. Roll Call – Borough Manager
- III. Presentations
 - A. Swearing in of Officer Hunter Evans – Mayor Urscheler
 - B. Swearing in of Officer Jeremy Geisler – Mayor Urscheler
- IV. Public Participation
- V. Consent Agenda
 - A. Approval of the June 11, 2024 Regular Meeting Minutes.
 - B. Items from Historical and Architectural Review Board:
 - 1. Motion to approve/deny the Certificate of Appropriateness for business signage for 313 Bridge Street as recommended by the HARB in their Action Memo of July 2, 2024.
 - 2. Motion to approve/deny the Certificate of Appropriateness for renovations and hardscaping for 375 Morgan Street as recommended by the HARB in their Action Memo of July 2, 2024.
 - C. Items from Parks and Recreation Committee:
 - 1. Motion to approve a Temporary Community Event Application for the Greenixville – The Phoenixville Green Earth Festival under the Veterans Memorial Gay Street Bridge and along the French Creek Trail on Saturday, September 14, 2024 from 9:00 am to 12:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.
 - 2. Motion to approve a Temporary Community Event Application for the Oktoberruck Event on Saturday, October 5, 2024 from 10:00 am to 2:00 pm. 100 Block of Bridge Street between Main Street and Starr Street from 7:00 am to 2:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured.
 - 3. Motion to approve a Temporary Community Event Application for the 38th Annual Phoenixville Run 5K and 10K Running Races from Reeves Park to the Schuylkill River Trail on Saturday, October 26, 2024 from 7:00 am to 11:30 am. Second Avenue to be closed between Main Street and Starr Street

from 7:00 am to 11:30 am. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

D. Items from Finance Committee:

1. Motion to approve the 2024 Pre-Paid dated 5/1/2024 - 5/31/2024 in the amount of \$1,136,091.80.
2. Motion to approve the 2024 Pre-Paid Credit Card Statement dated 5/1/2024 - 5/31/2024 in the amount of \$112,465.10.
3. Motion to approve the 2024 Pre-Paid ACH dated 5/31/2024 in the amount of \$420,446.66.
4. Motion to approve Budget Increase 2024-07 from General Fund Balance in the amount of \$28,637.54 to Facilities (Fire Alarm Monitoring) for fire alarm upgrade at Borough Hall.
5. Motion to approve Budget Transfer 2024-02 from Solid Waste (Salary) in the amount of \$7,000.00 to Solid Waste (Dumpster Tipper) for replacement of the trash truck dumpster tipper.
6. Motion to approve the Borough Engineer's proposal for services associated with the removal of the traffic signals at Gay Street and Washington Avenue in the amount of \$6,000.00.

VI. Communications/Council Participation

VII. Mayor's Report

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions. Current vacancies exist on the Civil Service Commission, Human Relations Commission, and Tree Advisory Commission.

IX. New Business

X. Public Hearings

XI. Resolutions/Ordinances

- A. Motion to adopt a Resolution designating the ITTS Committee as the representation for and authorizing the submission of an application for Bird Town Designation.
- B. Motion to adopt a Resolution authorizing the acceptance of the Dedication of three parcels of land identified as UPI Nos. 15-4-8 (Portion), 15-4-10 (Portion) and 15-4-13.

XII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan
- B. Planning Commission - Mr. Moore
- C. Phoenixville Regional Planning Committee – Mr Kirkner
- D. Recreation Board – Ms. Dugan
- E. Tree Advisory Commission – Mr. Carminito
- F. Human Relations Commission – Ms. Burckley

XIII. Council Action referred from:

- A. Personnel and Public Safety Committee- Ms. Burckley
 - 1. No action to report.
- B. Parks and Recreation Committee - Mr. Moore
 - 1. Motion to approve a Temporary Community Event Application for the Bed Races Event on Saturday, November 2, 2024 from 11:00 am to 2:00 pm. Third Avenue to be closed between Main Street and Starr Street from 9:00 am to 3:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured. Recommended in Committee 3-0-1.
- C. Policy Committee - Mr. Carminito
 - 1. No action to report.
- D. Infrastructure, Technology Transportation & Sustainability Committee - Mr. Weiss
 - 1. No action to report.
- E. Finance Committee - Ms. Dugan
 - 1. No action to report.

XIV. Public Participation

XV. Communication/Council Participation

XVI. Staff Reports

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes

- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

Upcoming Meetings:

Planning Commission	July 11 – 6:00 pm
Recreation Board	July 15 – 6:30 pm
Parks and Recreation Committee	July 16 – 6:00 pm
Infrastructure Committee	July 16 – 7:00 pm
Finance Committee	July 23 – 6:00 pm
Policy Committee	July 23 – 7:00 pm
HARB	August 5 – 5:00 pm
Tree Advisory Commission	August 5 – 6:00 pm
Personnel/Public Safety Committee	August 6 – 6:00 pm
Civil Service Commission	August 6 – 7:00 pm
Planning Commission	August 8 – 6:00 pm
Borough Council	August 13 – 7:00 pm

Employee Service Anniversaries - June

Corporal Todd Artz, Police Department – 33 years
 Robert Chermack, Water Treatment Operator – 25 years
 Peter Bonelli, Wastewater Treatment Operator – 24 years
 Officer Matthew Clements, Police Department – 23 years
 Jean Krack, Borough Manager – 16 years
 Michael O'Brien, Water Distribution Utility – 15 years
 Corporal Anthony Gray, Police Department – 8 years
 Kevin Gordon, Sanitation Laborer – 2 years

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, June 11, 2024

7:00 PM

MINUTES

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

Mr. Ewald, President	Present
Ms. Burckley, Vice President	Present
Mr. Carminito	Present
Ms. Dugan	Excused
Mr. Kirkner	Present
Mr. Moore	Present
Mr. Strenfel	Present
Mr. Weiss	Present
Mayor Urscheler	Present
Mr. Krack, Borough Manager	Present
Ms. Getzfread, Asst. Borough Manager	Present
Chief Marshall, Police Chief	Present
Mr. Denlinger, Solicitor	Present

III. Presentations

A. Honor Officer Peter Karpovich – Mayor Urscheler

Chief Marshall read aloud Letter of Commendation for Life-Saving Award for Officer Peter Karpovich. He stated the Phoenixville Police Department believes in the recognition of officers, their actions, and the outstanding efforts and service to our community and their fellow officers. In keeping with this belief, the Department commends you for outstanding effort you displayed during the past week on June 6, 2024.

Mayor Urscheler presented Officer Karpovich with his commendation and life saving bar for his uniform.

Mayor Urscheler stated we're very fortunate, as we often say here in the community, to have such extraordinary police officers and First Responders and some of our police officers have gathered here tonight to celebrate. He thanked Officer Karpovich and stated his actions afforded he and Chief Marshall the extraordinary opportunity to celebrate just the incredible work that our police officers do here in our community by responding to over 13,000 calls a year. The Phoenixville community is fortunate the Phoenixville Police Officers are there on

probably the worst day of many people's lives, but also, they can be there on the best day too. And with every opportunity, they bring dignity and respect and honor. We are grateful for that and for all of their contributions.

B. 2023 Audit – Dale Umbenhauer, Maille, LLP.

Mr. Dale Umbenhauer, Audit Principle for Maille, LLP. presented the 2023 Audit of the Borough's Financial position.

C. Motion to accept the 2023 Audit as presented.

Ms. Burckley made a Motion to accept the 2023 Audit as presented. Seconded by Mr. Weiss.

Motion Approved 7-0.

IV. Public Participation – None

Mr. Ewald stated “Immediately before this evening's Council Meeting the Council met an Executive Session to engage in Attorney/Client, privileged advice and discussion related to Phoenixville Hospital LLC's real estate tax assessment appeals and to litigation related to 100 School Lane, and to discuss matters of personnel related to the Police Department”

V. Consent Agenda:

A. Approval of the May 14, 2024 Regular Meeting Minutes.

B. Historical and Architectural Review Board

1. Motion to approve/deny the Certificate of Appropriateness for business signage for 238 Bridge Street as recommended by the HARB in their Action Memo of June 3, 2024.
2. Motion to approve/deny the Certificate of Appropriateness for HVAC screening for 35 Bridge Street as recommended by the HARB in their Action Memo of June 3, 2024.

C. Items from Personnel and Public Safety Committee.

1. Motion to authorize the Civil Service Commission to begin the process of developing an Eligibility List for Firefighter for the Phoenixville Fire Department.

D. Items from Finance Committee.

1. Motion to approve the 2024 Pre-Paid dated 4/1/2024 - 4/30/2024 in the amount of \$1,146,643.33.
2. Motion to approve the 2024 Pre-Paid Credit Card Statement dated 4/1/2024 - 4/30/2024 in the amount of \$46,957.82.
3. Motion to approve the 2024 Pre-Paid ACH dated 4/30/2024 in the amount of \$39,506.57.
4. Motion to approve Staff's recommendation to write-off four accounts in the total amount of \$809.44.
5. Motion to approve the Proposal for Engineering Services for the survey of the Sanitary Sewer within the Norfolk Southern ROW in the amount of \$29,695.00.

Ms. Burckley made a Motion to approve the Consent Agenda. Seconded by Mr. Weiss.

Motion Approved 7-0.

VI. Communications/Council Participation

Ms. Burckley extended her thanks to the Borough Staff, Public Works Department and Phoenixville Fire Department for a very successful Dogwood Parade and Festival. She stated the parade this year was the easily run due to all the hard work leading up to Saturday's parade and it was a wonderful job done.

VII. Mayor's Report

Mayor Urscheler reported on events in the Borough including the 45th Anniversary Celebration for the Phoenixville Senior Center, the ribbon cutting for 260 Bridge Café, the Kiwanis Patriotic Celebration, and the opening of Kuntao Martial Arts in the former Hospital Thrift Shop. He congratulated the Graduating Class of 2024 and the rising 8th graders and rising 5th graders at Phoenixville Area School District. He thanked Senator Bob Casey, Representative Chrissy Houlahan, Senator Carolyn Comitta, Senator Katie Muth, Representative Danielle Friel-Otten, Representative Paul Friel and County Commissioner Marion Moskowitz for joining us in the Borough to celebrate Chester County Pride.

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions. Current vacancies exist on the Civil Service Commission, Human Relations Commission, and Tree Advisory Commission.

Mr. Ewald encouraged residents to continue to apply for openings on the various Boards and Commissions and stated openings can be found on the Borough's Website.

IX. New Business

- A. Motion to award the Mowere Road Realignment Project contract to Construction Masters Services, LLC for a Base Bid in the amount of \$1,804,997.50 and Alternate Bid No. 1 in the amount of \$100,540.00 for a Total Bid amount of \$1,905,537.50 as the lowest responsible bidder as recommended by the Borough Engineer.

Mr. Moore made a Motion to award the Mowere Road Realignment Project contract to Construction Masters Services, LLC for a Base Bid in the amount of \$1,804,997.50 and Alternate Bid No. 1 in the amount of \$100,540.00 for a Total Bid amount of \$1,905,537.50 as the lowest responsible bidder as recommended by the Borough Engineer. Seconded by Mr. Carminito.

On the Question:

Mr. Moore asked if the Total Bid amount is an increase over the original estimates for the Mowere Road Project.

Mr. Krack explained there will be a need to utilize ARPA funds to bridge the gap in cost from the grants received and the Total Bid amount. He stated the number is roughly \$600,000.00 above the original amount which was not really a surprise since the bid was delayed due to potential utility needs for the project and bidding the project later in the season.

Mr. Moore asked about a timeline for the reconstruction and closure of Mowere Road.

Mr. Krack explained the Notice to Proceed will be sent to Construction Masters Services, LLC on June 12, 2024. Staff and the Borough Engineer will have to meet to have discussion and a pre-construction meeting with CMS, LLC. Contact will be made with SEPTA as well as the both PECO Gas and PECO Electric. Once a schedule is in place staff will reach out to the surrounding residents to notify them of the closures involved with construction on Mowere Road. The project may involve a complete closure and staff will be stating that construction will need to be completed before the Firebird Festival in early December.

Mr. Moore asked if the construction would interfere with school bus routes and if this will have to be addressed with the school district.

Mr. Krack confirmed the buses may have to be rerouted.

Mr. Moore thanked Mr. Krack and Staff for all of their perseverance on this project. He stated it has been a passion of his to address this roadway and just this past Saturday had a resident question him about the repair of Mowere Road.

Mr. Ewald stated as Council Members, each of us has a project they champion and for a project to actually succeed it needs that champion. He stated Mr. Moore has been the champion on this and he expressed his happiness Mr. Moore has been the squeaky wheel, making sure this project didn't come off of the Agenda and it will be a great improvement to the roadway infrastructure.

Mr. Kirkner asked if the scope of work would include sidewalk improvements.

Mr. Krack explained sidewalks will be installed from French Creek Townhomes, at Needle Street and come down the creek side of the road with sidewalks and connect to Westridge Estates. He stated a crosswalk will be installed to allow Northridge Village to connect to the new sidewalks, a signalized crosswalk will be placed at the Schuylkill River Trail Crossing. The project will upgrade the stormwater management, relocate some underground gas lines, relocate above ground power lines. Finally, Staff realized by going a little bit farther the project would reach Township Line Road as part of the scope, Mowere Road will be milled and resurfaced from Northridge Village and Westridge Estates locations out to Township Line Road, so it'd be a smooth, complete paving from the top at Needle all the way out to Township Line Road.

Mr. Kirkner clarified the sidewalk would connect Needle Street to the Schuylkill River Trail.

Mr. Krack confirmed the sidewalk will run from Needle Street to the Trailhead at Mowere Road.

Mr. Carminito asked if the road closure will be in effect for the duration of the construction.

Mr. Krack explained Staff will know more about closures on Mowere Road after the Pre-Con Meeting, along with the discussion of closures the utilities will need to be addressed so that every aspect of the project is done in one fell swoop. The goal is to not go into 2025 with the project incomplete, opportunities will have to be discussed for access to Veterans Memorial Park and for residents living near the construction area.

Mr. Carminito stated he once resided on the Northside of town and this is a significant improvement for the residents in that area. He thanked Mr. Moore for keeping the project moving and stated he is very excited to see this project finally come to fruition.

Mr. Moore explained that after discussing Mowere Road with Staff he learned the

construction of the road was not properly built. It is essentially a county road with overlays on it and this is why it will have to be shut down to be reconstructed properly.

Motion Approved 7-0.

- B. Motion to approve the Settlement Agreement of the assessment appeal matter identified as Chester County Court of Common Pleas docket no. 23-09353-AB, between Phoenixville Hospital, LLC, the Chester County Board of Assessment Appeals, the Phoenixville Area School District and the Borough, establishing an agreed property valuation for real estate taxation purposes.

Ms. Burckley made a Motion to approve the Settlement Agreement of the assessment appeal matter identified as Chester County Court of Common Pleas docket no. 23-09353-AB, between Phoenixville Hospital, LLC, the Chester County Board of Assessment Appeals, the Phoenixville Area School District and the Borough, establishing an agreed property valuation for real estate taxation purposes. Seconded by Mr. Weiss.

On the Question:

Mr. Denlinger explained there's been an ongoing dispute about the real estate taxes associated with the Phoenixville Hospital property located 140 Nutt Road. Throughout the process the Borough has followed the school district's lead since they receive the lion's share of the real estate tax assessment money. For the years 2018, through 2021 the courts found in the favor of the district and the borough and the Phoenixville Hospital has since appealed their subsequent real estate tax assessments as to both value and exempt status. While the exempt status litigation remains active, this settlement would allow for an agreed value of the property in the amount of \$67.1 million, which relates to an annual assessment value of \$24,156,000. The Borough and the Chester County Board of Assessment are both also parties to litigation, so the Borough must agree to any settlement. and after speaking with council for the district and discussing it with the Borough Manager Mr. Denlinger is recommending the Council approves this proposed settlement.

Motion Approved 7-0.

X. Public Hearings

XI. Resolutions/Ordinances

- A. Motion to adopt an Ordinance amending Chapter 13, "Licenses," "Part 7 "Peddlers, Transient Retailers, Handbills, Advertising, and Banners."

Ms. Berkley made a Motion to adopt an Ordinance amending Chapter 13,

“Licenses,” “Part 7 “Peddlers, Transient Retailers, Handbills, Advertising, and Banners.” Seconded by Mr. Strenfel.

On the Question:

Mr. Moore asked if this Ordinance permits and or restricts political solicitations or canvassing.

Mr. Denlinger explained the Borough cannot prohibit peddling, soliciting, canvassing that type of thing because it's protected by the 1st Amendment right to freedom of speech. However, the Borough can put reasonable regulations around it, and after reviewing the current ordinance it needs updating as it relates to the time periods shown in case law to be appropriate.

Mr. Moore asked for clarification on the prohibiting of political canvassing on Sundays.

Mr. Denlinger confirmed Sundays are prohibited for any type of peddling, soliciting, and canvassing.

Mr. Moore asked if a license is required for peddling, soliciting, and canvassing.

Mr. Denlinger indicated the Ordinance does require a license for commercial purposes and the Ordinance does not change that, the amendment is to simply change the hours for permitted peddling.

Mr. Kirkner asked Mr. Denlinger if the change to the hours is because they are consistent with case law.

Mr. Denlinger stated that is correct.

Mr. Kirkner expresses his concerns with allowing the commercial peddling as late at 9 pm. He has always thought 6 pm was late enough since half the year it's dark at that time of night.

Mr. Denlinger explained someone looking to engage of freedom of speech needs to have reasonable opportunity to reach people when they're not at work and case law has shown 9 pm is about as early as you can restrict solicitations.

Mr. Kirkner stated he feels that seems late to him, and especially considering in the past week or so there have been issues with solicitors East Whiteland Township and in Springfield Township Delaware County, where the solicitors have become aggressive with homeowners and appearing at their doors at these late hours. He feels that our residents won't want people knocking on their doors at 7:30 pm at night in February or December. He also shared that anytime a solicitor has come to his address they never seem to have a license to do so. He

also asked about the restriction of soliciting on Sundays and does this apply to political canvassing.

Mr. Denlinger explained that the Borough can not regulate speech based on the content of the speech so what applies to one applies to all.

Motion Approved 6-1. Mr. Kirkner voting No.

XII. Reports of Committees, Boards, and Commissions

A. Historical and Architectural Review Board – Ms. Dugan

B. Planning Commission - Mr. Moore

1. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development known as 119 S. Main Street.

Mr. Denlinger invited the engineer for the applicant up to the podium to address the Council.

Mr. Denlinger explained this project concerns a parcel land located 119 Main Street, more particularly identified as Chester County, UPI number 15-9-433. The applicant proposes to renovate the existing building, to add a 3rd floor with the ground floor and the 1st floor remaining commercial/office spaces, and the existing second floor and newly added 3rd floor, to each have six (6) residential units. The reconfiguration of the parking lot is also included, as well as the installation of lighting, plantings and related improvements. After reviewing the project at several meetings, the Planning Commission voted at its May 12, 2024 meeting to recommend approval of the application.

Mr. Denlinger asked Mr. Comanda of Inland Design LLC if he had anything to add this evening on behalf of his client.

Mr. Comanda stated he had nothing additional but is available if the Council has any questions he'd be happy to answer them.

Public Participation

None

Mr. Denlinger stated seeing no public comment he would entertain a Motion on this application.

Mr. Moore made a Motion to adopt a Resolution officially conditionally approving the Preliminary/Final Subdivision and Land Development Plan for the development known as 119 S. Main Street. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald asked if this property is eligible for Zone “A” Residential Parking.

Ms. Getzfread stated the property is not eligible for zone parking.

Motion Approved 7-0.

C. Phoenixville Regional Planning Committee – Mr. Kirkner

Mr. Kirkner reported on the proposed WAWA and Sheetz in Schuylkill Township at the intersection of White Horse Road and Nutt Road, the new sidewalks that will be installed along Rt. 23 to increase walkability and West Pikeland is currently considering a Bamboo Ordinance

D. Recreation Board – Ms. Dugan

Mr. Ewald directed the public to the Borough’s website to find out information on upcoming camps and programs at the Recreation Center.

E. Tree Advisory Commission – Mr. Carminito

Mr. Carminito thanked the Jaycees and Bates Landscaping for sponsoring the planting of a Dogwood tree at Reeves Park. He reported the new tree removal company has started in town and that future plantings are being discussed.

F. Human Relations Commission – Ms. Burckley

Ms. Burckley reminded the public there is still a vacancy on the commission and reported the commission did make it out for First Friday to engage with the community.

XIII. Council Action referred from:

A. Personnel and Public Safety Committee – Ms. Burckley

1. No action to report.

B. Parks and Recreation Committee – Mr. Moore

1. Motion to approve a Temporary Community Event Application for the Firebird Festival at Veterans Park on Saturday, December 14, 2024 from 5:00 pm to 10:30 pm. Street closure – Mowere Road between St. Mary’s and Northridge Drive from 4:00 pm to 11:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured. Committee recommended 3-0-1.

Mr. Moore made a Motion to approve a Temporary Community Event Application for the Firebird Festival at Veterans Park on Saturday, December 14, 2024 from 5:00 pm to 10:30 pm. Street closure – Mowere Road between St. Mary’s and Northridge Drive from 4:00 pm to 11:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured. Seconded by Mr. Strenfel.

On the Question:

Mr. Moore explained there is a memo from Staff for the festival and discussion will need to be had with the organizers to address the capacity of the attendees of the event.

Ms. Getzfread explained Staff has worked with the organizers, especially during Covid where they actually ticketed the event. However, the biggest issue that needs addressed is that emergency services can get in and out. Staff has talked through creating lanes so there are safe entries and exits from the event. She stated the completion of Mowere Road will make the entrance wider, which is going to help us create a safe environment for the massive amount of attendees.

Ms. Burckley commented as the event coordinator that she would caution the use of potential ticketing of the event as it may cause an uproar from the community.

Motion Approved 6-0-1. Ms. Burckley abstained due to conflict of interest.

C. Policy Committee – Mr. Carminito

1. Motion to adopt a Resolution Supporting the Pennsylvania Commission for the United States Semiquincentennial (America250pa).

Mr. Carminito made a Motion to adopt a Resolution Supporting the Pennsylvania Commission for the United States Semiquincentennial (America250pa). Seconded by Mr. Weiss.

Motion Approved 7-0.

2. Motion to schedule and advertise an Ordinance amending Chapter 27, “Zoning,” “Part 6 “Supplemental Regulations.”

Mr. Carminito made a Motion to schedule and advertise an Ordinance amending Chapter 27, “Zoning,” “Part 6 “Supplemental Regulations.” Seconded by Mr. Weiss.

On the Question:

Mr. Denlinger explained this ordinance amendment is to allow occupants of properties in the town center and neighborhood commercial districts to continue to display sandwich board signs on public sidewalks, as you probably know, in order to support our businesses, in practice have been allowing sandwich board signs on the public sidewalk. But technically it is not permitted under our Zoning Ordinance. Realizing the Council wants to continue to permit these signs the Ordinance has been updated.

Ms. Burckley stated she appreciated the work on this as she has received quite a few constituent complaints about not be able to use sandwich board signs.

Motion Approved 7-0.

3. Motion to schedule and advertise an Ordinance amending Chapter 27, “Zoning,” to Amend the Official Zoning Map of the Borough of Phoenixville to rezone fifteen (15) properties in the vicinity of and including the existing train line along the Schuylkill River to “MI” Mixed-Use Infill District.

Mr. Carminito made a Motion to schedule and advertise an Ordinance amending Chapter 27, “Zoning,” to Amend the Official Zoning Map of the Borough of Phoenixville to rezone fifteen (15) properties in the vicinity of and including the existing train line along the Schuylkill River to “MI” Mixed-Use Infill District. Seconded by Ms. Burckley.

On the Question:

Mr. Denlinger explained this ordinance is to enact a zoning map amendment which, as Mr. Carminito said would rezone properties along the Schuylkill River, between French Creek and the sewer plant. This effectively is the eastern boundary of our Town Center District and the MI Mixed Use Infill District and is seen as a good transition from the Town Center District to the RI and other districts. If you look at the Zoning Map. this exact thing was done on the western side of the Town Center District. The amendment will allow for future modifications of the district in the event the train station is built in that area. The Zoning change was initially discussed by the Zoning Task Force over several of their meetings. The

two affected property owners are the school district and Brook Ventures. LLC. have requested the Borough accelerate its consideration of this proposal from the Zoning Task Force as the task force processes conclusion is probably about 12 months. He stated if the ordinance is authorized for advertisement tonight all of the affected property owners will receive direct mail notice. There will be public notice advertised in the Pottstown Mercury, and the Council will hold a hearing on the ordinance at a future council meeting to discuss its merits.

Motion Approved 7-0.

D. Infrastructure/Technology/Transportation/Sustainability Committee – Mr. Weiss

1. No action to report.

E. Finance Committee – Ms. Dugan

1. No action to report.

XIV. Public Participation - None

XV. Communications/Council Participation

Mr. Weiss wished Mr. Carminito a Happy 40th Birthday.

XVI. Staff Reports are in the packets.

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

8:15 pm. Ms. Burckley made a Motion to Adjourn. Seconded by Mr. Kirkner.

E. Jean Krack
Borough Manager

Transcribed by: Jennifer Logan
Administrative Assistant
June 2024



MADI'S ON A ROLL

Office/Retail Space

FOR LEASE

Charles J. Falcone Realtor

610-842-3204



DENRON SIGN COMPANY, Inc.
4214 Lincoln Highway
Downingtown, Pa 19335

Ph: 610.269.6622
e-mail: info@denronsigns.com

Like us on [facebook](https://www.facebook.com/DenronSigns) [facebook.com/DenronSigns](https://www.facebook.com/DenronSigns)

Sign Specs:

Client Name: Madi's On A Roll	File Name: Signage.ai	Please review all info on sign for accuracy. (Spelling, Address, Phone Number etc.) Sign Will Be fabricated directly from this layout. Denron will not be responsible for type errors.	Sales Rep: Denis
Location: Phoenixville PA	File Location: DENRON-SERVER1\Jobs		Designer: Shelby
	Folder Name: Madi's On A Roll\05-22-24 Phoenixville	• CLIENT APPROVAL APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Estimated Completion: 00/00/2024 or Before
	Layout Date: 05/22/2024		
	Page: 1 of 1		





PARKING FOR
375 MORGAN ST.
ALL OTHERS WILL BE
TOWED AT OWNER'S
EXPENSE
ARRL BROTHMAN
HAVERTY, PA
610-646-1075





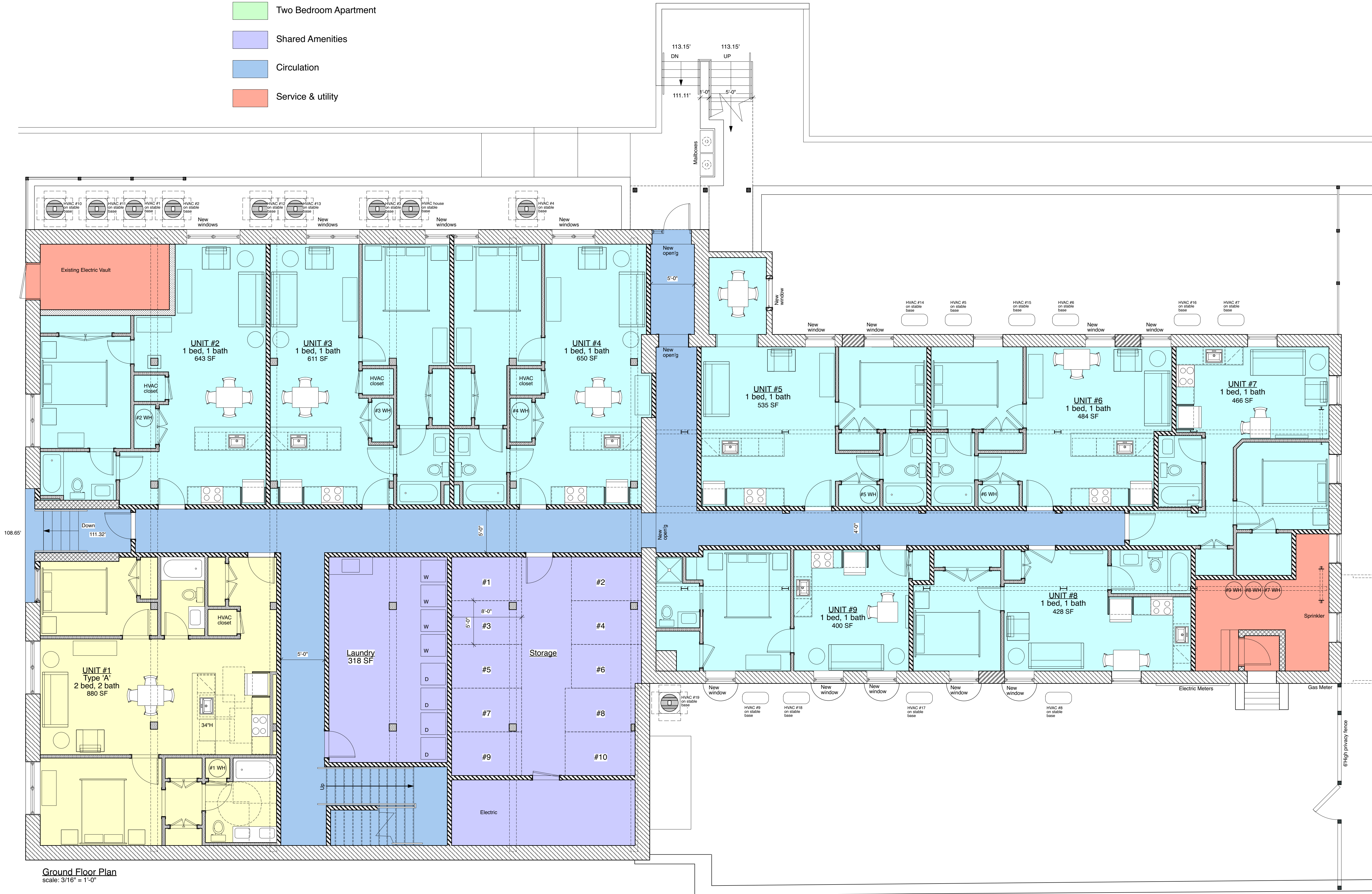
ESCAPE ROOM

PRIVATE PROPERTY

375 MORGAN
MAIN ENTRANCE AHEAD

COLOR KEY

- First Floor Accessible Apartment
- One Bedroom Apartment
- One Bedroom Apartment with Study
- Two Bedroom Apartment
- Shared Amenities
- Circulation
- Service & utility



Ground Floor Plan
scale: 3/16" = 1'-0"

HARB SUBMITTAL
NOT FOR CONSTRUCTION

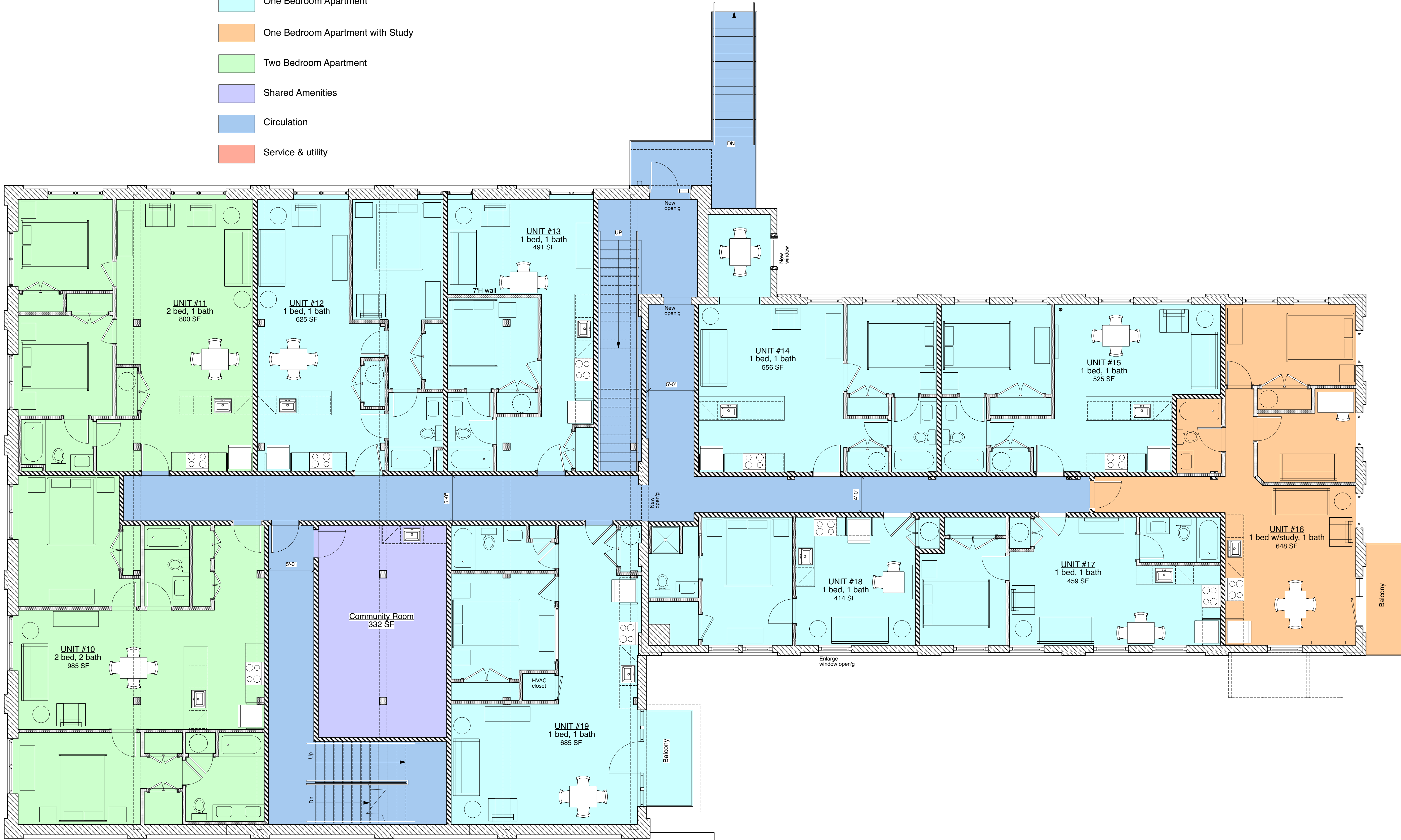
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Carnevale Eustis Architects, Inc.
181 Bridge Street, Phoenixville, PA 19460
phone (610) 933-0197
www.cearchitects.com

An Adaptive Reuse for:
217 Pizza Bagel LLC
375 Morgan Street, Phoenixville, PA 19460
GROUND FLOOR PLAN

COLOR KEY

- First Floor Accessible Apartment
- One Bedroom Apartment
- One Bedroom Apartment with Study
- Two Bedroom Apartment
- Shared Amenities
- Circulation
- Service & utility



First Floor Plan
scale: 3/16" = 1'-0"

HARB SUBMITTAL
NOT FOR CONSTRUCTION

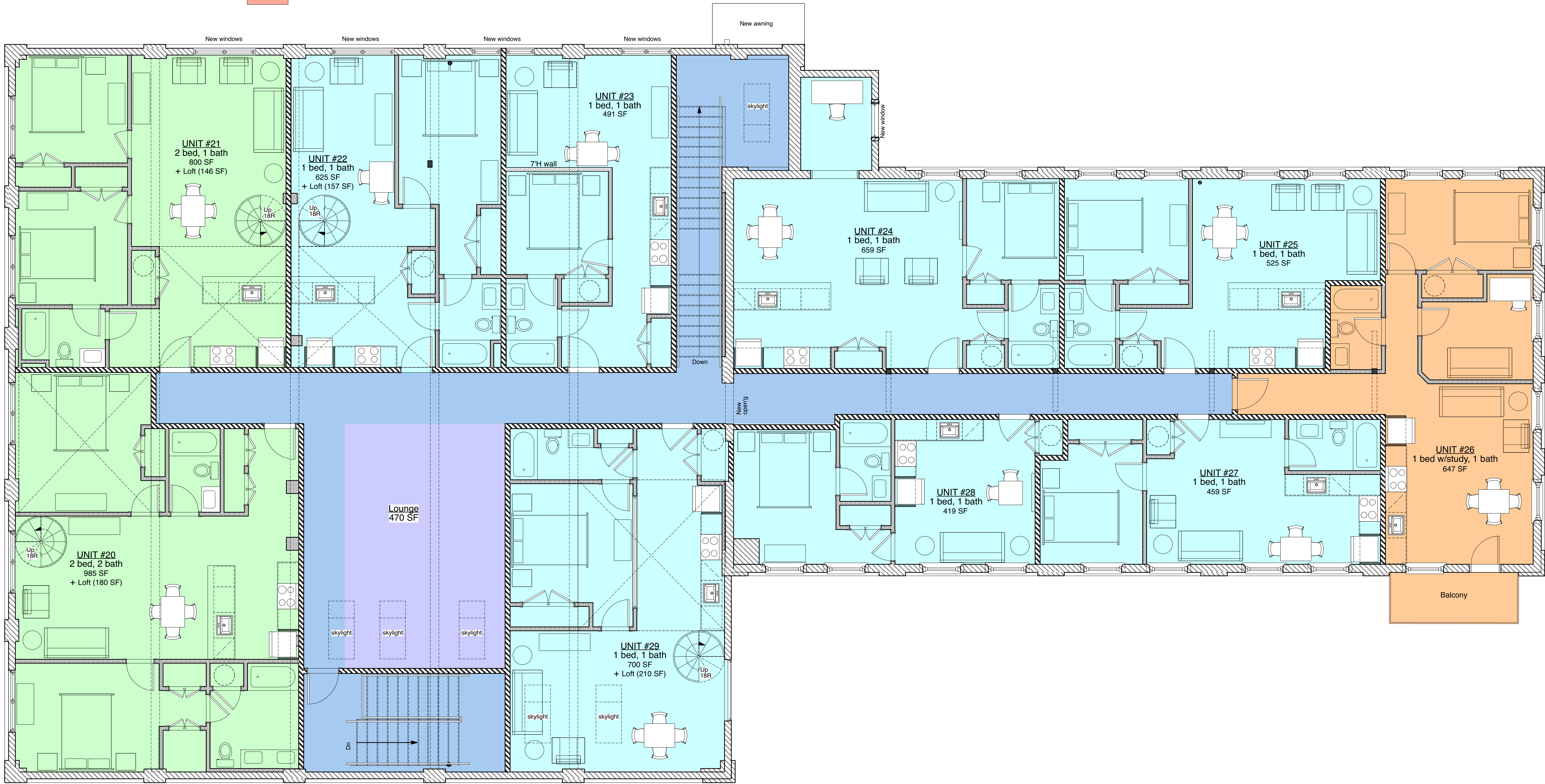
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Carnevale Eustis Architects, Inc.
181 Bridge Street, Phoenixville, PA 19460
phone (610) 933-0197
www.cearchitects.com

An Adaptive Reuse for:
217 Pizza Bagel LLC
375 Morgan Street, Phoenixville, PA 19460
FIRST FLOOR PLAN

COLOR KEY

- First Floor Accessible Apartment
- One Bedroom Apartment
- One Bedroom Apartment with Study
- Two Bedroom Apartment
- Shared Amenities
- Circulation
- Service & utility



Second Floor Plan
scale: 3/16" = 1'-0"

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SECOND FLOOR PLAN



Morgan Street Elevation
scale: 3/16" = 1'-0"



MORGAN STREET (SOUTH) ELEVATION



SOUTHWESTERN ELEVATION



PARTIAL WESTERN ELEVATION



Western Elevation
scale: 3/16" = 1'-0"

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181 Bridge Street, Phoenixville, PA 19460
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An Adaptive Reuse for:
217 Pizza Bagel LLC
375 Morgan Street, Phoenixville, PA 19460
STREET ELEVATIONS, PHOTOS

Drawing No. 4 of 6

A-4

Date: June 12, 2024
Scale: as noted



PARTIAL EASTERN ELEVATION



PARTIAL EASTERN ELEVATION



WALNUT STREET (NORTH) ELEVATION



PARTIAL EASTERN ELEVATION



PARTIAL NORTH ELEVATION

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Carnevale Eustis Architects, Inc.

181 Bridge Street, Phoenixville, PA 19460

phone (610) 933-0197

www.cearchitects.com

An Adaptive Reuse for:

217 Pizza Bagel LLC

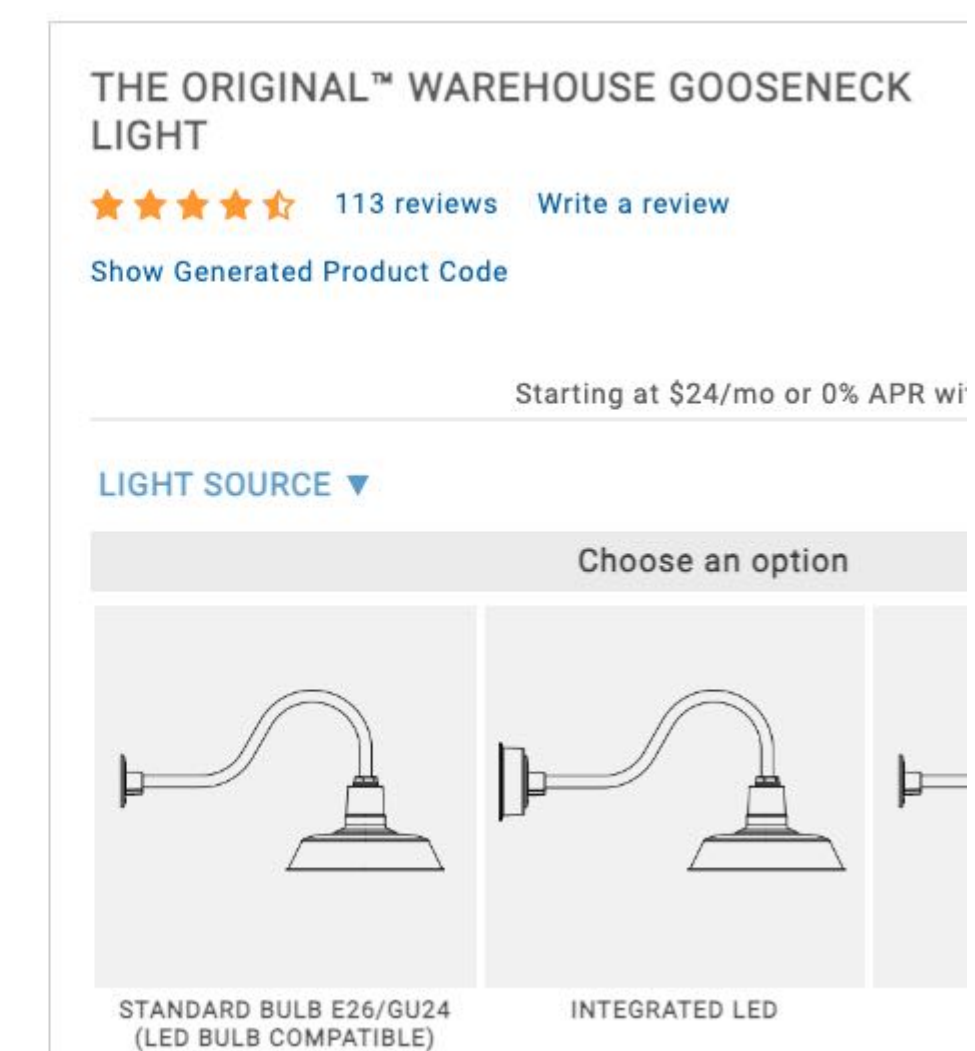
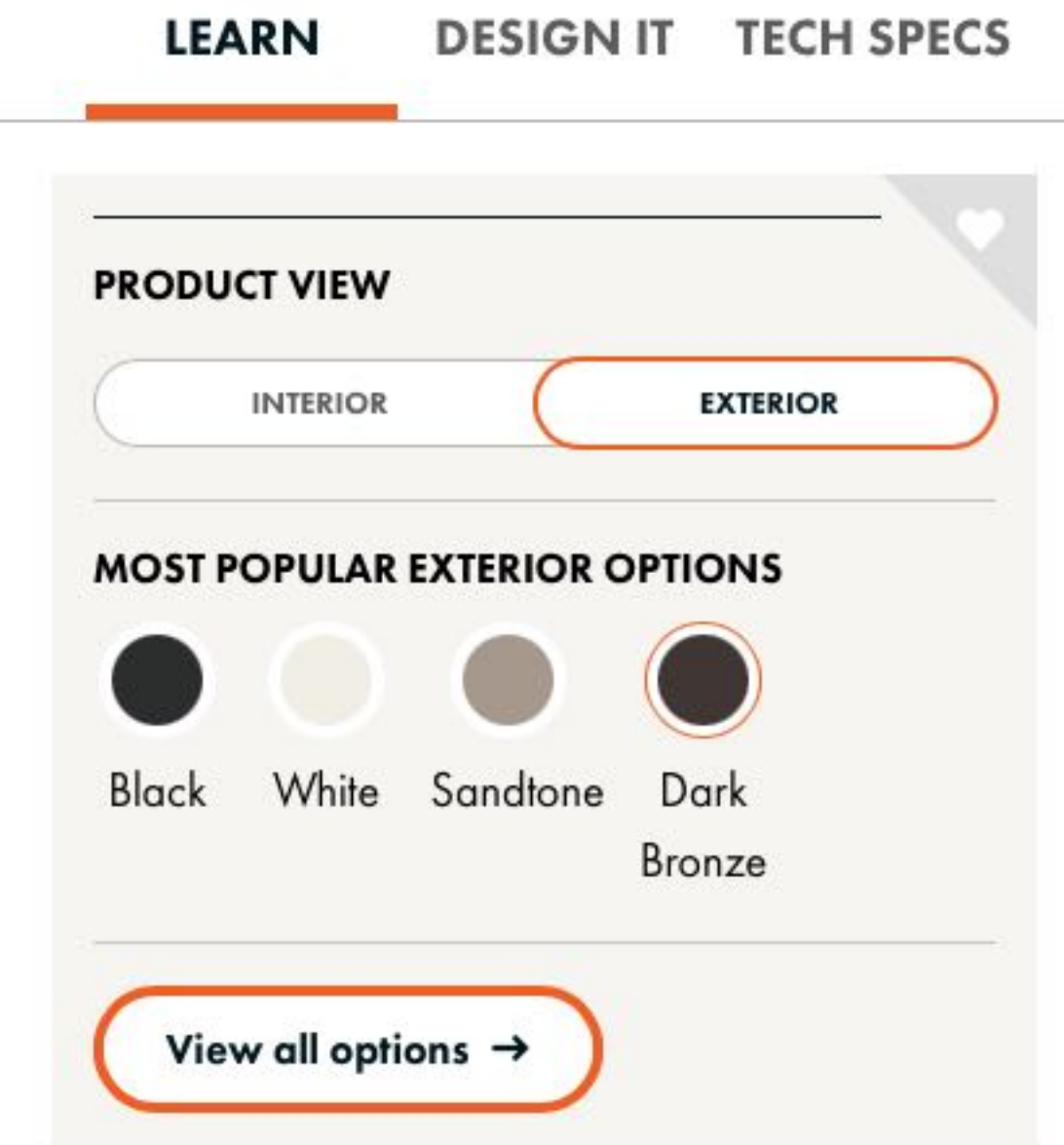
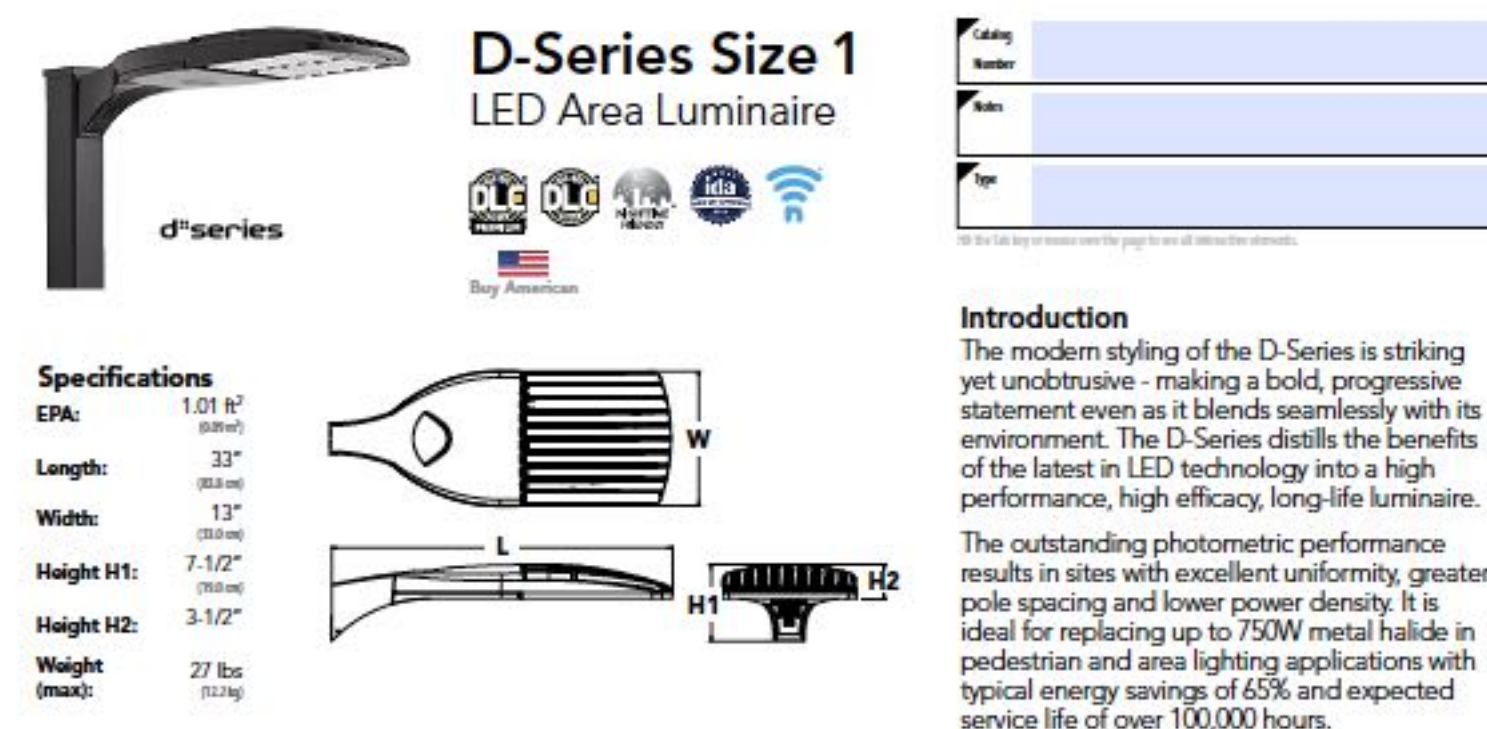
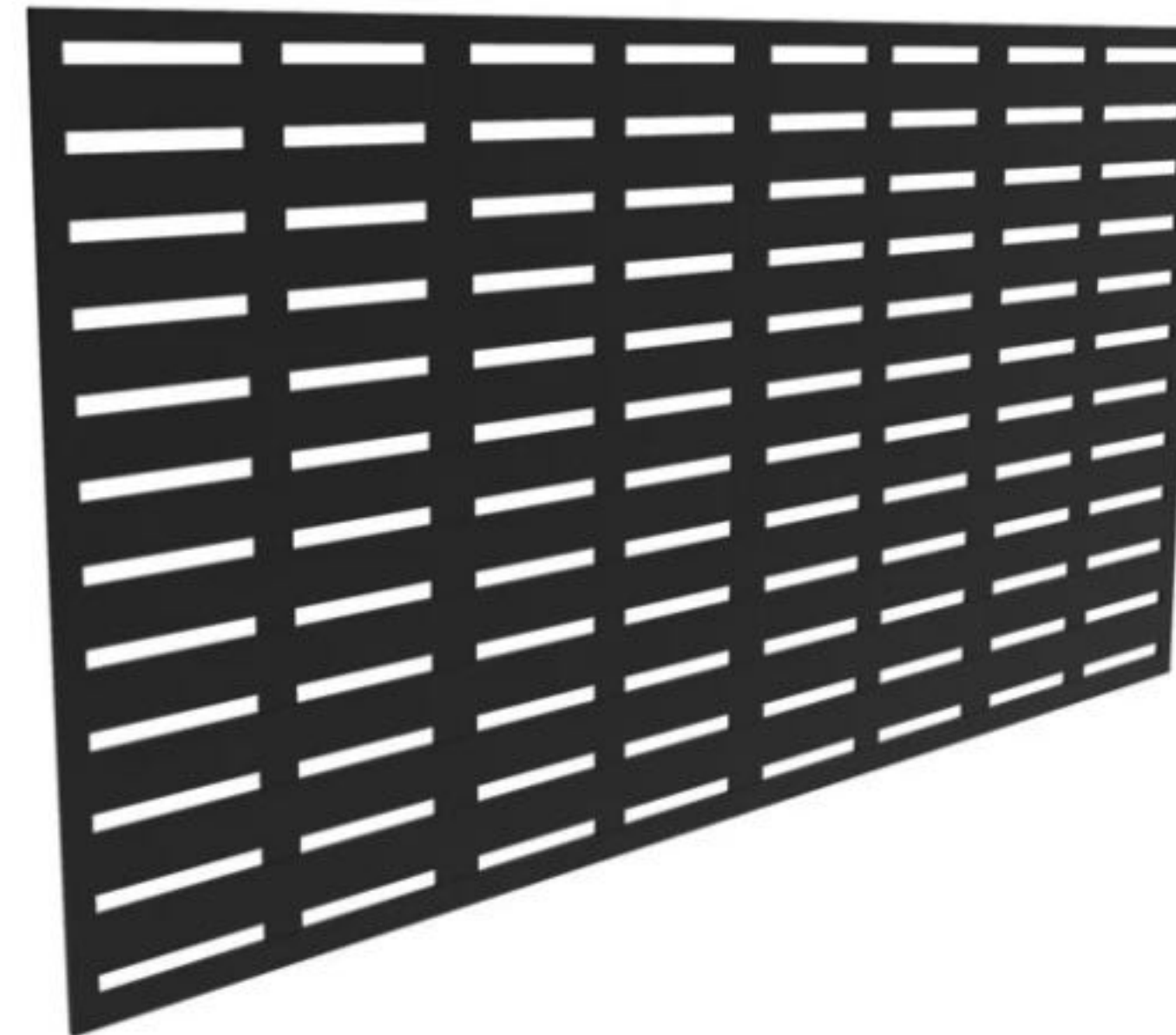
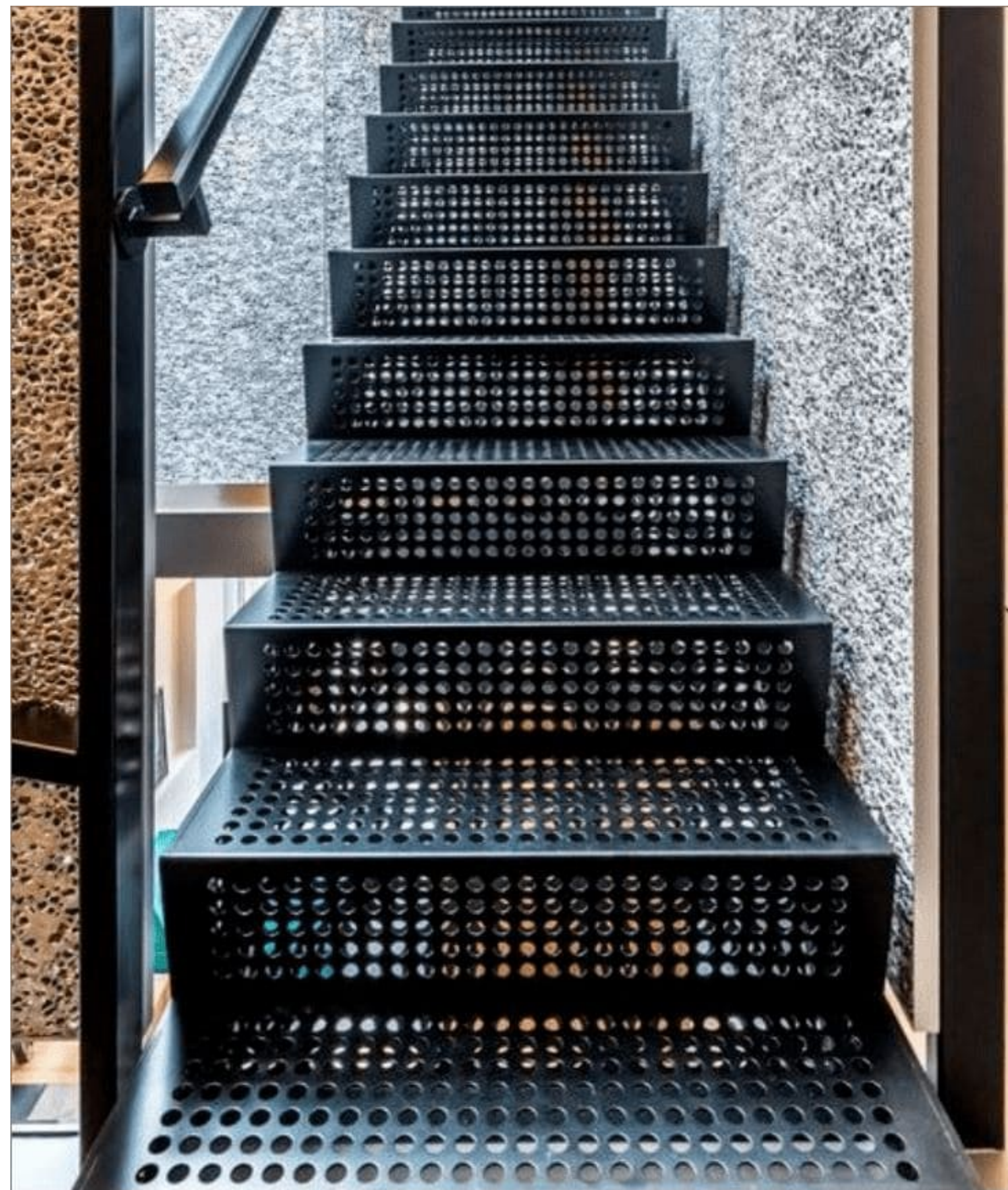
375 Morgan Street, Phoenixville, PA 19460

STREET ELEVATIONS, PHOTOS

Drawing No. 5 of 6

A-5

Date: June 12, 2024
Scale: as noted



6/5/2024

Borough of Phoenixville
Council, Authorities, Bureaus, Commissions, and Agencies

Planning Commission - 4 Year Term	Appointed	Reappointed	Term Expiration
Josh Gould	March 12, 2024		March 31, 2028
Raffaello DiNapoli	February 14, 2017	April 13, 2021	March 31, 2025
Amanda Irwin	March 12, 2024		March 31, 2028
Catherine Bianco - Vice Chairperson	March 9, 2021		March 31, 2025
Joseph Sikora	March 8, 2022		March 31, 2026
Thomas Carnevale - Chairperson	April 12, 2011	March 8, 2022	March 31, 2026
Kevin Dwyer	January 10, 2023		March 31, 2027
Brian Moore - Council Liaison			N/A

Zoning Hearing Board - 5 Year Term	Appointed	Reappointed	Term Expiration
Jonathan Steitzer	February 14, 2023		January 31, 2028
David Petty	October 10, 2023	January 9, 2024	January 31, 2029
Maureen Ahearn	February 11, 2020		January 31, 2025
Bryan Emmanuel - Chairperson	April 10, 2018	January 12, 2021	January 31, 2026
Carolyn Treglia	April 9, 2024		January 31, 2027

Recreation Board - 4 YR Term	Appointed	Reappointed	Term Expiration
Kathy Gill	May 10, 2016	April 9, 2024	April 30, 2028
Andrew Hungerbuhler	April 9, 2024		April 30, 2028
Ed Lantzy	January 1, 2006	May 11, 2021	April 30, 2025
Frank Markey	May 9, 2023		April 30, 2025
Janet Hunter	January 1, 2008	April 12, 2022	April 30, 2026
Allison Peffle	May 11, 2021	April 12, 2022	April 30, 2026
Dave Gill - Chairperson	May 10, 2010	March 14, 2023	April 30, 2027
Dana Dugan - Council Liaison	April 27, 2010		N/A

HARB - 4 Year Term	Appointed	Reappointed	Term Expiration
Brian Slater - Chairperson - Real Estate	September 11, 2007	August 11, 2020	August 31, 2024
William Felton - Contractor	August 13, 2013	August 11, 2021	August 31, 2025
Jon Ichter	November 14, 2023		August 31, 2025
Joel Bartlett - Architect		August 8, 2023	August 31, 2027
Joseph Sikora - Planning Comm	January 12, 2023		March 31, 2026
Matthew McCloskey - BCO	September 12, 2023		N/A
Dana Dugan - Borough Council			N/A

Borough Council - 4 Year Term	Appointed	Reappointed	Term Expiration
Beth Burckley - Vice President	January 2, 2018	January 3, 2022	January 5, 2026
James Carminito	January 3, 2022		January 5, 2026
Dana Dugan	January 4, 2010	January 3, 2022	January 5, 2026
Jonathan Ewald - President	January 4, 2016	January 2, 2024	January 3, 2028
Richard Kirkner	January 2, 2018	January 3, 2022	January 5, 2026
Brian Moore - Assistant Secretary	January 6, 2020	January 2, 2024	January 3, 2028
David Strenfel	January 2, 2024		January 3, 2028
Brian Weiss	January 6, 2020	January 2, 2024	January 3, 2028
Peter Urscheler - Mayor	January 2, 2018	January 3, 2022	January 3, 2026

Civil Service Commission - 6 YR Term	Appointed	Reappointed	Term Expiration
Mari Wineburg - Chairperson	September 14, 2021	August 8, 2023	January 31, 2028
Amara Thornton-Brown - Vice Chair	July 14, 2020	January 9, 2024	January 31, 2030
Beth Burckley	December 12, 2023		January 5, 2026
Alternate - J. D. Maloney	March 12, 2024		January 31, 2027
Alternate - Vacant			January 31, 2029

Tree Advisory - 5 Year Term	Appointed	Reappointed	Term Expiration
Jane Dugdale	March 14, 2023		June 30, 2025
Susan Di Cerchio - Chairperson	July 12, 2022		June 30, 2027
Randall Morin	April 27, 2010	May 14, 2024	June 30, 2029
Vacant			June 30, 2028
Mary Foote	July 9, 2019		June 30, 2026
James Carminito - Council Liaison			N/A

Human Relations - 3 Year Term	Appointed	Reappointed	Term Expiration
			March 31, 2026
Shawn Cephas	April 9, 2024		March 31, 2026
Heather Bird - Chairperson	January 12, 2021	March 8, 2022	March 31, 2025
Rev. Lee Paczulla	March 8, 2022		March 31, 2025
Susmita Sukla	January 9, 2024		March 31, 2027
Beth Burckley - Council Liaison			N/A

Other Appointments	Appointed	Reappointed	Term Expires
Emergency Management Coordinator			
Karin Williams	January 1, 2015		N/A
Vacancy Board Chairman			
Leo Scoda	February 9, 2021	January 2, 2024	December 31, 2024

RESOLUTION NO. 2024 – 28

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE BOROUGH OF PHOENIXVILLE TO ADOPT INITIATIVES
TO BE RECOGNIZED AS A PENNSYLVANIA AUDUBON COUNCIL BIRD TOWN
PENNSYLVANIA**

“BIRD TOWN”

WHEREAS, the Borough of Phoenixville recognizes that birds are indicators of environmental health and pledges to provide resources for them.

WHEREAS, Pennsylvania Audubon Council, owner of the “Bird Town” and “Bird Town Pennsylvania” service and design marks, and offeror of the Bird Town Pennsylvania programs and services, will work with municipalities to engage and educate their residents, schools and businesses about conservation actions they can take to create a healthier, more sustainable environment for birds, wildlife and people.

WHEREAS, the Borough of Phoenixville recognizes that these programs and services could be a powerful tool to increase “green living, promote a culture of conservation in our community and provide positive social, economic and ecological outcomes.

WHEREAS, the Borough of Phoenixville recognizes that using native plants, reducing storm water runoff and energy use can help restore natural systems and ecological integrity

WHEREAS, as the Borough Council of the Borough of Phoenixville, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community, increase property values, and

THEREFORE, BE IT RESOLVED, that to engage in new efforts to live lighter on the land and provide a healthier environment for the people and birds of our town, the Borough Council of the Borough of Phoenixville wishes to commit to ecological initiatives and by doing so, we will be recognized as a Bird Town Pennsylvania community

BE IT FURTHER RESOLVED by the Borough Council of the Borough of Phoenixville that we do hereby authorize the Infrastructure, Technology, Transportation, and Sustainability (ITTS) Committee to serve as the Borough of Phoenixville agent for the Bird Town Pennsylvania processes.

ADOPTED this 9th day of July, 2024.

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED, this 9th day of July, 2024.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY, that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 9th day of July, 2024.

By: _____
E. Jean Krack, Borough Manager/Secretary

RESOLUTION NO. 2024 –

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA,
AUTHORIZING THE ACCEPTANCE OF THE DEDICATION OF THREE
PARCELS OF LAND IDENTIFIED AS UPI NOS. 15-4-8 (PORTION), 15-4-
10 (PORTION) AND 15-4-13.**

WHEREAS, pursuant to Sections 1201.1 and 3301.01(d) of the Pennsylvania Borough Code (8 Pa.C.S.A. §§1201.1 & 3301.1), the Borough of Phoenixville is authorized to sell and acquire real property; and

WHEREAS, the Borough has received offers of dedication for three (3) contiguous parcels of land located in the vicinity of Taylor Street Park and extending to the Mowere Road Trailhead in the Borough of Phoenixville, which parcels are more particularly identified as follows:

1. A portion of Chester County UPI No. 15-4-8 consisting of approximately 11,058 square feet, and more particularly described in the legal description included with the Deed of Dedication for the “Third Parcel” attached hereto and incorporated herein as Exhibit “A” (the “Third Parcel”);
2. A portion of Chester County UPI No. 15-4-10 consisting of approximately 2.19 acres, and more particularly described in the legal description included with the Deed of Dedication for the “Lot C” attached hereto and incorporated herein as Exhibit “B” (the “Lot C”); and
3. Chester County UPI No. 15-4-13 consisting of approximately 23,605 square feet, and more particularly described in the legal description included with the Deed of Dedication for the “Coventry Ridge Parcel (Taylor Street)” attached hereto and incorporated herein as Exhibit “C” (the “Coventry Ridge Parcel (Taylor Street)”) (The Third Parcel, Lot C and Coventry Ridge Parcel (Taylor Street) shall sometimes hereinafter be collectively referred to as the “Property”).

WHEREAS, the owners of the Property have committed to: (i) providing a fully funded title insurance policy for the benefit of the Borough over the Third Parcel and Lot C, and (ii) reimbursing the Borough for an Environmental Study conducted over Lot C; and

WHEREAS, Borough Council desires to conditionally authorize the acceptance of the of the Property.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Phoenixville Borough Council hereby authorizes the acceptance of the dedication of the Property, as more particularly identified in legal descriptions attached hereto as Exhibits A, B & C, conditioned upon the following:
 - a. Receipt of a policy of title insurance to the benefit of the Borough over Lot C; and
 - b. Receipt of Five Thousand Two Hundred Ninety-Seven and 50/100 Dollars (\$5,297.50) for reimbursement of the cost of the Environmental Study conducted over Lot C.
2. Borough Council authorizes the Borough Council President, Borough Manager and Borough Solicitor to prepare, execute and record all necessary and appropriate documents in order to complete the acquisition of the Property.

[Signature page follows]

APPROVED and RESOLVED, at a public meeting of the Phoenixville Borough Council, Chester County, Pennsylvania, in lawful session duly assembled this 9th day of July, 2024.

By: _____
Jonathan M. Ewald
President, Borough Council

ENACTED, this 9th day of July, 2024.

By: _____
E. Jean Krack, Borough Manager/Secretary

I HEREBY CERTIFY, that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 9th day of July, 2024.

By: _____
E. Jean Krack, Borough Manager/Secretary

EXHIBIT A
Deed of Dedication for the “Third Parcel”

Prepared By: Scott C. Denlinger, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel No.: 15-4-8 P/O

DEED OF DEDICATION

Third Parcel

THIS INDENTURE is made this 24th day of JUNE, 2024,

FROM

HASTINGS INVESTMENT CO., Inc., a Pennsylvania corporation with an address of 1890 Rose Cottage Lane, Malvern, Pennsylvania 19355 (hereinafter collectively referred to as "Grantor"), of the one part,

TO

THE BOROUGH OF PHOENIXVILLE, a duly organized Pennsylvania Borough with a mailing address of 351 Bridge Street, 2nd Floor, Phoenixville, Pennsylvania 19460 (hereinafter called "Grantee"), of the other part;

WITNESSETH:

THAT the said Grantor has contributed to the Grantee, its successors and assigns, and by these presents does dedicate for public use and enjoyment as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks, trails or other improvements located thereon and sanitary sewer lines, storm sewer lines and utilities constructed thereunder, for the exclusive use and perpetual use as an urban nature preserve by the Grantee, to be retained in its natural state with such access and upon such

trails as are constructed by the Grantee and others at its request for said public use and enjoyment.

ALL those certain tracts or parcels of ground situate in the Borough of Phoenixville, Chester County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

TO have and to hold the tract(s) or parcel(s) of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks or trails thereon (if any) and sanitary sewer lines and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said public park, trail, sidewalk, street, road or highway, utilities and other public improvements had been approved by a Decree of the Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND the said Grantor, its successors and assigns, does by these presents, covenant, promise and agree to and with the said Borough of Phoenixville, its successors and assigns, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Borough of Phoenixville, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said public park, trail, sidewalk, street, road or highway, utilities and other public improvements to grade as now established, and if such grade shall not be established at the date of these presents, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical

grading of the public park, trail, sidewalk, street, road or highway, utilities and other public improvements to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for itself and its heirs, successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the Grantor, has not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantor, for itself and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor, shall and will warrant and forever defend the hereinabove described tracts or parcels of land against it, the said Grantor, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tracts or parcels of ground described herein as and for an urban nature preserve, and public street, road, highway, trail, sidewalk, utilities and other public improvements.

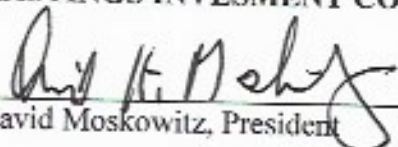
AND THIS DEED REPRESENTS A DONATION OF REAL PROPERTY TO A PENNSYLVANIA MUNICIPALITY AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3.(4).

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed on the day
and year first above written.

GRANTOR:

HASTINGS INVESTMENT CO., INC.

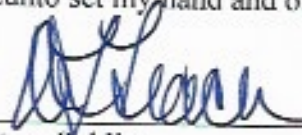
By: 
David Moskowitz, President

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER : SS
:

On this, the 24TH day of JUNE, 2024, before the undersigned officer, personally appeared **David Moskowitz** known to me or satisfactorily proven to be the President of Hastings Investment Co., Inc., and as such officer, being duly authorized to do so, executed the within instrument on behalf of the entity for the purposes therein contained by signing the name of the entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

My Commission Expires: 10/22/2026

Commonwealth of Pennsylvania - Notary Seal
Deborah Lynn Leach, Notary Public
Chester County
My commission expires October 22, 2026
Commission number 1342058
Member, Pennsylvania Association of Notaries

Legal Description

EXHIBIT "A"

DESCRIPTION OF LANDS OF HASTINGS INVESTMENT COMPANY INC. AS SHOWN ON THE MDM NATURE PRESERVE PLAN FOR DAVID AND MARIAN MOSKOWITZ AND MANNY DEMUTIS, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY.

ALL THAT CERTAIN tract of land located on the northerly side of High Street, approximately 370 feet northwest of the centerline intersection of High Street and Saint Mary's Street, and shown as part of "MDM Area of Dedication" on a plan titled "Plan for David and Marian Moskowitz – Manny Demutis" prepared by Bercek and Associates, Inc., dated September 16, 2021, Plan No. C-12-116 situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania.

BEGINNING at an iron pin found at corner in common with lands of Coventry Ridge, L.P., said point being the southeastern most corner of the herein described lands of Hastings Investment Company Inc. as shown on the previously described plan by Bercek and Associates, Inc.;

Thence leaving said lands of Coventry Ridge, L.P. and along lands of Valley Forge Railways Ltd., the three (3) following courses and distances:

1. South 87 degrees 21 minutes 16 seconds West for a distance of 85.74 feet to a point;
2. By a line curving to the right through a central angle of 06 degrees 11 minutes 53 seconds, having a radius of 1177.66 feet and an arc length of 127.39 feet, and whose long chord bears North 13 degrees 36 minutes 53 seconds West for a distance of 127.33 feet to a point;
3. North 83 degrees 05 minutes 51 seconds East for a distance of 83.61 feet to a rail monument found at a corner in common with lands of Coventry Ridge, L.P.;

Thence along said lands of Coventry Ridge, L.P., South 14 degrees 06 minutes 09 seconds East a distance of 133.88 feet to the place of BEGINNING.

CONTAINING 11,058 square feet of land being the same more or less.

BEING part of the same premises which Polychem Corporation, by deed dated May 27, 2002 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6178, page 2222, granted and conveyed unto Hastings Investment Co., Inc., in fee.

BEING PART OF UPI #15-4-8

Dated: April 8, 2024



EXHIBIT B
Deed of Dedication for the “Lot C”

Prepared By: Scott C. Denlinger, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel No.: 15-4-10 P/O

DEED OF DEDICATION

Lot C

THIS INDENTURE is made this 24th day of JUNE, 2024,

FROM

COVENTRY RIDGE LIMITED PARTNERSHIP, a Pennsylvania limited partnership with an address of 1890 Rose Cottage Lane, Malvern, Pennsylvania 19355, by and through its General Partner, **MORNINGSIDE BUILDERS, Inc.**, a Pennsylvania corporation with an address of 1890 Rose Cottage Lane, Malvern, Pennsylvania 19355 (hereinafter collectively referred to as "Grantor"), of the one part,

TO

THE BOROUGH OF PHOENIXVILLE, a duly organized Pennsylvania Borough with a mailing address of 351 Bridge Street, 2nd Floor, Phoenixville, Pennsylvania 19460 (hereinafter called "Grantee"), of the other part;

WITNESSETH:

THAT the said Grantor has contributed to the Grantee, its successors and assigns, and by these presents does dedicate for public use and enjoyment as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks, trails or other improvements located thereon and sanitary sewer lines, storm sewer

lines and utilities constructed thereunder, for the exclusive use and perpetual use as an urban nature preserve by the Grantee, to be retained in its natural state with such access and upon such trails as are constructed by the Grantee and others at its request for said public use and enjoyment.

ALL those certain tracts or parcels of ground situate in the Borough of Phoenixville, Chester County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

TO have and to hold the tract(s) or parcel(s) of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks or trails thereon (if any) and sanitary sewer lines and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said public park, trail, sidewalk, street, road or highway, utilities, and other public improvements had been approved by a Decree of the Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND the said Grantor, its successors and assigns, does by these presents, covenant, promise and agree to and with the said Borough of Phoenixville, its successors and assigns, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Borough of Phoenixville, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said public park, trail, sidewalk, street, road or highway, utilities and other public improvements to grade as now established, and if such grade shall not be established at the date

of these presents, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical grading of the urban nature preserve, public park, trail, sidewalk, street, road or highway, utilities and other public improvements to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for itself and its heirs, successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the Grantor, has not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantor, for itself and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor, shall and will warrant and forever defend the hereinabove described tracts or parcels of land against it, the said Grantor, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tracts or parcels of ground described herein as and for an urban nature preserve, and public street, road, highway, trail, sidewalk, utilities and other public improvements.

AND THIS DEED REPRESENTS A DONATION OF REAL PROPERTY TO A PENNSYLVANIA MUNICIPALITY AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3.(4).

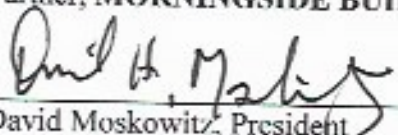
[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed on the day
and year first above written.

GRANTOR:

**COVENTRY RIDGE LIMITED
PARTNERSHIP**, by and through its General
Partner, **MORNINGSIDE BUILDERS, INC.**

By:

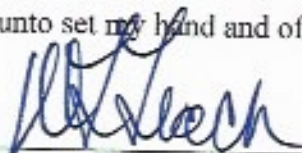

David Moskowitz, President

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER : SS
:

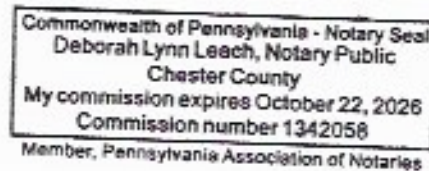
On this, the 24th day of JUNE, 2024, before the undersigned officer, personally appeared **David Moskowitz** known to me or satisfactorily proven to be the President of Morningside Builders, Inc., General Partner of Coventry Ridge Limited Partnership, and as such officer, being duly authorized to do so, executed the within instrument on behalf of the entity for the purposes therein contained by signing the name of the entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

My Commission Expires: 10/22/2026



Legal Description

EXHIBIT "A"

DESCRIPTION OF "MDM AREA OF DEDICATION" AS SHOWN ON THE MDM NATURE PRESERVE PLAN FOR DAVID AND MARIAN MOSKOWITZ AND MANNY DEMUTIS, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY.

ALL THAT CERTAIN tract of land located on the westerly side of Taylor Street, approximately 370 feet west of the centerline intersection of Taylor Street and Wilson Street and shown as "MDM Area of Dedication" on a plan titled "Plan for David and Marian Moskowitz – Manny Demutis" prepared by Bercek and Associates, Inc., dated September 16, 2021, Plan No. C-12-116, situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania.

BEGINNING at a rail monument found at a corner in common with lands of Coventry Ridge Limited Partnership, and lands of Fillmore Village Planned Community Association, said point being the northeastern most corner of the herein described area of dedication as shown on the previously described plan by Bercek and Associates, Inc.;

Thence partly along said lands of Coventry Ridge Limited Partnership and along lands of Phoenixville Borough, South 01 degrees 35 minutes 37 seconds East for a distance of 184.02 feet to a corner in common with lands of the Pollock Corporation;

Thence along said lands of the Pollock Corporation the four (4) following bearings and distances:

1. South 88 degrees 57 minutes 30 seconds West for a distance of 465.35 feet to a point;
2. North 88 degrees 01 minutes 22 seconds West for a distance of 19.33 feet to a point;
3. South 03 degrees 47 minutes 35 seconds West for a distance of 48.72 feet to an iron pin found;
4. South 87 degrees 21 minutes 16 seconds West for a distance of 77.30 feet to an iron pin set in line of lands of Hastings Investment Co., Inc.;

Thence along lands of said Hastings Investment Co., Inc., North 14 degrees 06 minutes 09 seconds West a distance of 133.88 feet to a rail monument found at a corner in common with lands of Fillmore Village Planned Community Association;

Thence lands of Fillmore Village Planned Community Association the four (4) following courses and distances:

1. South 89 degrees 20 minutes 51 seconds East for a distance of 170.26 feet to a point;
2. North 82 degrees 33 minutes 00 seconds East for a distance of 159.86 feet to a point;
3. North 72 degrees 47 minutes 19 seconds East for a distance of 144.47 feet to a point;
4. North 67 degrees 19 minutes 47 seconds East for a distance of 136.31 feet to the place of BEGINNING.

CONTAINING 2.19 acres of land being the same more or less.

BEING part of the same premises which David and Marian Moskowitz Family Trust No.4, by deed dated May 23, 2012 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8434, page, 1814 granted and conveyed unto Coventry Ridge, L.P., in fee.

BEING PART OF UPI #15-4-10

Dated: April 12, 2024



EXHIBIT C
Deed of Dedication for the “Coventry Ridge Parcel (Taylor Street)”

Prepared By: Scott C. Denlinger, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel No.: 15-4-13

DEED OF DEDICATION

Coventry Ridge Parcel (Taylor Street)

THIS INDENTURE is made this 24th day of JUNE, 2024,

FROM

COVENTRY RIDGE LIMITED PARTNERSHIP, a Pennsylvania limited partnership with an address of 1890 Rose Cottage Lane, Malvern, Pennsylvania 19355, by and through its General Partner, **MORNINGSIDE BUILDERS, Inc.**, a Pennsylvania corporation with an address of 1890 Rose Cottage Lane, Malvern, Pennsylvania 19355 (hereinafter collectively referred to as "Grantor"), of the one part,

TO

THE BOROUGH OF PHOENIXVILLE, a duly organized Pennsylvania Borough with a mailing address of 351 Bridge Street, 2nd Floor, Phoenixville, Pennsylvania 19460 (hereinafter called "Grantee"), of the other part;

WITNESSETH:

THAT the said Grantor has contributed to the Grantee, its successors and assigns, and by these presents does dedicate for public use and enjoyment as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks, trails or other improvements located thereon and sanitary sewer lines, storm sewer

lines and utilities constructed thereunder, for the exclusive use and perpetual use as an urban nature preserve by the Grantee, to be retained in its natural state with such access and upon such trails as are constructed by the Grantee and others at its request for said public use and enjoyment.

ALL those certain tracts or parcels of ground situate in the Borough of Phoenixville, Chester County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

TO have and to hold the tract(s) or parcel(s) of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public park, trail, sidewalk, street, road or highway, utilities and other public improvements, together with any sidewalks or trails thereon (if any) and sanitary sewer lines and storm sewer lines constructed thereunder, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said public park, trail, sidewalk, street, road or highway, utilities and other public improvements had been approved by a Decree of the Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND the said Grantor, its successors and assigns, does by these presents, covenant, promise and agree to and with the said Borough of Phoenixville, its successors and assigns, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Borough of Phoenixville, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said public park, trail, sidewalk, street, road or highway, utilities and other public improvements to grade as now established, and if such grade shall not be established at the date

of these presents, that neither it, the said Grantor, nor its successors and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical grading of the public park, trail, sidewalk, street, road or highway, utilities and other public improvements to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantor, for itself and its heirs, successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the Grantor, has not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantor, for itself and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor, shall and will warrant and forever defend the hereinabove described tracts or parcels of land against it, the said Grantor, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tracts or parcels of ground described herein as and for an urban nature preserve, and public street, road, highway, trail, sidewalk, utilities, and other public improvements.

AND THIS DEED REPRESENTS A DONATION OF REAL PROPERTY TO A PENNSYLVANIA MUNICIPALITY AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3.(4).

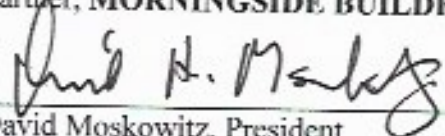
[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed on the day
and year first above written.

GRANTOR:

**COVENTRY RIDGE LIMITED
PARTNERSHIP**, by and through its General
Partner, **MORNINGSIDE BUILDERS, INC.**

By:


David Moskowitz, President

ACKNOWLEDGEMENT

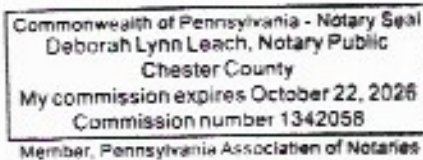
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER : SS
:

On this, the 24TH day of JUNE, 2024, before the undersigned officer, personally appeared **David Moskowitz** known to me or satisfactorily proven to be the President of Morningside Builders, Inc., General Partner of Coventry Ridge Limited Partnership, and as such officer, being duly authorized to do so, executed the within instrument on behalf of the entity for the purposes therein contained by signing the name of the entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission Expires: 10/22/2026



Legal Description

EXHIBIT "A"

DESCRIPTION OF LANDS OF COVENTRY RIDGE LIMITED PARTNERSHIP AS SHOWN ON THE MDM NATURE PRESERVE PLAN FOR DAVID AND MARIAN MOSKOWITZ AND MANNY DEMUTIS, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY.

ALL THAT CERTAIN tract of land located on the westerly side of Taylor Street, 370 feet west of the centerline intersection of Taylor Street and Wilson Street and shown as "UPI No. 15-4-13" on a plan titled "Plan for David and Marian Moskowitz – Manny Demutis", prepared by Bercek and Associates, Inc., dated September 16, 2021, Plan No. C-12-116 situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania.

BEGINNING at a rail monument found at a corner in common with other lands of Coventry Ridge, L.P. and in line of lands of Fillmore Village Planned Community Association as shown on the previously described plan by Bercek and Associates, Inc.;

Thence along said lands of Fillmore Village Planned Community Association, North 55 degrees 46 minutes 50 seconds East for a distance of 252.17 feet to a point at a corner in common with lands of Garrett C. and Amanda V. Vail;

Thence along said lands of Garrett C. and Amanda V. Vail, and in the northerly half of the unopened and vacated Wilson Street, South 02 degrees 26 minutes 35 seconds East a distance of 169.96 feet to a point;

Thence along center of the unopened and vacated Wilson Street, South 84 degrees 06 minutes 22 seconds West for a distance of 215.51 feet to a point in line with the aforementioned lands of Coventry Ridge, L.P.;

Thence along the same, North 01 degrees 35 minutes 37 seconds West for a distance of 50.14 feet to the place of BEGINNING.

CONTAINING 23,605 square feet of land being the same more or less.

BEING the same premises which The Pollock Corporation, by deed dated October 8, 2014 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 9003, page 2201, granted and conveyed unto Coventry Ridge Limited Partnership, in fee.

BEING UPI #15-4-13

Dated: April 8, 2024



Parks and Recreation Committee Meeting
Tuesday, June 18, 2024
6:00 pm

MINUTES

Committee: Chairperson, Mr. Moore, Ms. Burckley, Ms. Dugan, and Mr. Weiss

Public Members: Janet Hunter

Staff: Mr. Krack, Ms. Gibbons, Ms. Getzfread, Ms. Strunk, and Mr. Watson

I. Call to Order at 6:00 pm

II. Public Participation on Non-Agenda Items

No public participation

III. Presentations

No presentations

IV. Committee Member Updates/Discussions

Ms. Burckley noted that she has talked with several businesses who had previously been concerned about the street closure and who are now embracing the closure and beginning to see business improvements.

Ms. Gibbons provided an update on various programs.

Mr. Krack reported that due to the extreme hot weather, Staff was monitoring the situation as it related to the upcoming street closure for the weekend. Staff will make that decision on Thursday.

Mr. Krack reported that several downtown businesses owners have been approached by other businesses looking to partner as part of the PXV Inside/Out. Staff will work with each of those within the corporate limits of the Borough only. An application and certificate of insurance will be required, but additional application fee given the core business has already paid that.

V. New Business

A. Motion to recommend Borough Council approve a Temporary Community Event Application for the Greenixville – The Phoenixville Green Earth Festival under the Veterans Memorial Gay Street Bridge and along the French Creek Trail on Saturday, September 14, 2024 from 9:00 am to 12:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

Ms. Burckley made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Weiss. Motion passed 4-0.

B. Motion to recommend Borough Council approve a Temporary Community Event Application for the Oktoberruck Event on Saturday, October 5, 2024 from 10:00 am to

2:00 pm. 100 Block of Bridge Street between Main Street and Starr Street from 7:00 am to 2:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Weiss. Motion passed 4-0.

- C. Motion to approve a Temporary Community Event Application for the 38th Annual Phoenixville Run 5K and 10K Running Races from Reeves Park to the Schuylkill River Trail on Saturday, October 26, 2024 from 7:00 am to 11:30 am. Second Avenue to be closed between Main Street and Starr Street from 7:00 am to 11:30 am. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

Ms. Burckley made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Ms. Dugan. Motion passed 4-0.

- D. Motion to recommend Borough Council approve a Temporary Community Event Application for the Bed Races Event on Saturday, November 2, 2024 from 11:00 am to 2:00 pm. Third Avenue to be closed between Main Street and Starr Street from 9:00 am to 3:00 pm. Conditioned upon receipt of all fees and valid Certificate of Insurance naming Borough as Additional Insured.

Ms. Dugan made a Motion to recommend Borough Council approve the TCE as presented. Seconded by Mr. Weiss. Motion passed 3-0-1. Ms. Burckley abstained due to conflict.

- E. Discussion on establishing an Annual Community Day Event in lieu of fireworks beginning in 2025.

Mr. Krack provided background on complaints received from the residents around the Reservoir Park area where the fireworks show was held this year as part of the birthday celebration. The intent of the discussion is to make the committee and council aware that fireworks in close proximity to the homes is a concern due to the noise but also to the amount of debris that lands on their houses and in their yards. If Council want to continue these events, Staff and the fireworks vendor have to work with the homeowners on the cleanup after the events.

VI. Public Participation.

There was no public participation

VII. Adjournment at 6:35 by Mr. Weiss

Next Meeting Date: Tuesday, July 16, 2024 at 6:00 pm.

**INFRASTRUCTURE, TECHNOLOGY, TRANSPORTATION,
AND SUSTAINABILITY (ITTS)
COMMITTEE MEETING
Tuesday, June 18, 2024
7:00 PM**

MINUTES

Committee: Chairperson, Mr. Weiss, Ms. Burckley, Mr. Moore, and Mr. Strenfel
Staff: Mr. Krack, Mr. Watson, and Ms. Getzfread

I. Call to Order at 7:01 pm

II. Public Participation on Non-Agenda Items

Sally Doyle representing the Green Team and ReReRe expressed concerns that downtown businesses, especially the restaurants were not complying with the Borough Ordinance on Recycling.

III. Committee Member Updates/Discussions

Mr. Weiss stated that although the Borough put into effect an ordinance regarding plastic bags that the businesses had to take responsibility for complying with the ordinance and suggested the Green Team and ReReRe could work with other groups like the Chamber of Commerce to help encourage businesses and their staffs to comply with the program.

Mr. Krack suggested that Ms. Doyle was referring to the Solid Waste Ordinance which has a requirement for reporting recycling to the Borough on an annual basis. As she acknowledged that was what she referred to, Mr. Krack provided background on the ordinance and recent changes from the state legislature which changed the Borough Code. With those changes, the Borough has begun a rewrite of the Solid Waste Ordinance to enhance the new information and provide better mechanisms for accountability for reporting requirements on solid waste and recycling. He cautioned that these types of rewrites take quite some time and that it would be at least early next year before any significant changes would occur.

IV. New Business

A. MS4 Presentation – Eric Eason, RVE

Staff played a video presentation and will add that to the Borough's website for public accessibility.

B. Bird Town Designation

Mr. Krack provided background on Staff's efforts to apply and obtain the designation. One of the requirements is a Resolution that identifies a Committee to represent the designation. He suggested the ITTS Committee could be that entity and could provide Borough Council with the appropriate Resolution.

Ms. Burckley made a Motion that Borough Council approve a Resolution designating the ITTS Committee and authorizing the application for Bird Town Designation. Seconded by Mr. Strenfel. Motion passed 4-0.

C. Affordable Housing/Borough Properties

Mr. Krack provided background on various affordable housing projects the Borough has partnered with other agencies including Chester County, Petra Housing, and the Hankin Group. With the continued need for more workforce housing, he provided information on several other Borough owned properties that might provide opportunities with Habitat for Humanity and Petra Housing. He stated that he will invite the directors of each entity to the next ITTS Meeting so they may answer questions the committee members may have.

V. Infrastructure

A. Engineering Reports (Jan, Apr, Jul, Oct)

No action to report this month.

B. Stormwater Management

Mr. Krack reported that Staff and Mr. Weiss met with several property owners in the known areas of stormwater related issues. Information was exchanged on various forms of remediation as well as costs associated with those remedies. It was noted that these things do take time and the Borough will continue to seek funding at every opportunity.

Ms. Getzfread noted the Borough recently submitted a grant application for one the projects identified along Third Avenue.

C. The Phoenix Wheel

Mr. Krack provided an updated on the status of the project. Staff will continue to keep the SRHC Board apprised of status.

D. WWTP-WTP Recirculation

No action to report at this time.

VI. Transportation

- A. Bridge and Starr Street
- B. Paradise Street – Phase 2
- C. Hall Street
- D. Mowere Road
- E. French Creek Trail
- F. Pedestrian Bridge
- G. Train Station
- H. Walkability
- I. Parking Study Update
- J. Gay and Washington Traffic Signal

Mr. Krack provided an update on the status of the Mowere Road project and likely start date. He noted there was a proposal in the packet from the Borough Engineer on costs associated with the removal of the Traffic Signals at Gay Street and Washington Avenue.

Mr. Strenfel made a Motion to recommend the Finance Committee authorize funding to proceed with the proposed removal. Seconded by Mr. Moore. Motion passed 4-0.

Mr. Krack stated there were no other updates to reports at this time for the remaining items.

VII. Sustainability

A. PXVNEO

Mr. Krack reported there is a meeting with the consultants on Thursday. He expects them to provide a report on what components are needed to bring the operation up to full speed.

B. Municipal Building Solar Installation

Mr. Krack reported that he expects the installation to be complete within the next couple of weeks. This is dependent on PECO approving the application for using alternative energy within the system.

VIII. Technology Updates

A. Monthly Reports

Mr. Weiss noted the reports were in the packet and asked if there were any questions. There were none.

IX. Public Participation

Mr. Saneck asked about the PXVNEO project and what was being done. He asked what the Bird Town designation was. He asked what the MS4 was.

X. Adjournment at 8:16 pm by Ms. Burckley

Next Meeting Date: Tuesday, July 16, 2024 at 7:00 pm.

FINANCE COMMITTEE MEETING
Tuesday, June 25, 2024
6:00 pm

MINUTES

Committee: Chairperson Ms. Dugan, Mr. Carminito, Mr. Ewald, and Mr. Kirkner

Staff: Mr. Krack, Ms. Getzfread, Ms. Koza-Lubinsky, Ms. Donato, and Ms. Niemczuk

I. Call to Order at 6:00 pm.

II. Public Participation on Non-Agenda Items

There was no public attending.

III. Committee Member Updates/Discussions

There were no updates.

IV. New Business

A. Motion to recommend Borough Council approve the 2024 Pre-Paid dated 5/1/2024 - 5/31/2024 in the amount of \$1,136,091.80.

Mr. Kirkner made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Carminito. Motion passed 4-0.

B. Motion to recommend Borough Council approve the 2024 Pre-Paid Credit Card Statement dated 5/1/2024 - 5/31/2024 in the amount of \$112,465.10.

Mr. Kirkner made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Carminito. Motion passed 4-0.

C. Motion to recommend Borough Council approve the 2024 Pre-Paid ACH dated 5/31/2024 in the amount of \$420,446.66.

Mr. Kirkner made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Carminito. Motion passed 4-0.

D. Motion to recommend Borough Council approve Budget Increase 2024-07 from General Fund Balance in the amount of \$28,637.54 to Facilities (Fire Alarm Monitoring) for fire alarm upgrade at Borough Hall.

Mr. Kirkner made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Carminito. Motion passed 4-0.

- E. Motion to recommend Borough Council approve Budget Transfer 2024-02 from Solid Waste (Salary) in the amount of \$7,000.00 to Solid Waste (Dumpster Tipper) for replacement of the trash truck dumpster tipper.

Mr. Carminito made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Kirkner. Motion passed 4-0.

- F. Motion to recommend Borough Council authorize the proposal for engineering services for costs associated with the removal of the traffic signals at Gay Street and Washington Avenue in the amount of \$6,000.00. Recommended in ITTS Committee 4-0.

Mr. Kirkner made a Motion to recommend Borough Council approved as presented. Seconded by Mr. Carminito. Motion passed 4-0.

V. Public Participation

There was no public attending.

VI. Adjournment at 6:15 pm by Mr. Kirkner.

Next Meeting Date: Tuesday, July 23, 2024 at 6:00 pm