

**PHOENIXVILLE BOROUGH COUNCIL**  
**Tuesday, February 10, 2026**  
**7:00 PM**

**(Minutes approved by Borough Council on March 10, 2026)**  
**MINUTES**

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

|                                      |         |
|--------------------------------------|---------|
| Mr. Ewald, President                 | Present |
| Ms. Burckley, Vice President         | Present |
| Ms. Dugan                            | Present |
| Mrs. McGhee                          | Present |
| Mr. Moore                            | Present |
| Mrs. Vogel                           | Present |
| Mr. Weiss                            | Present |
| Mayor Urscheler                      | Present |
| Mr. Krack, Borough Manager           | Present |
| Ms. Getzfread, Asst. Borough Manager | Present |
| Chief Marshall, Police Chief         | Present |
| Ms. McGrath, Solicitor               |         |

Mr. Ewald stated the Fire Department swearing in will be moved ahead of the Public Comment.

III. Presentations

A. Motion to approve the Independent Contractor Agreement between Dr. Kevin J. Duffy and the Borough of Phoenixville with an effective date of December 16, 2025.

Ms. Burckley made a Motion to approve the Independent Contractor Agreement between Dr. Kevin J. Duffy and the Borough of Phoenixville with an effective date of December 16, 2025. Seconded by Mr. Weiss.

Motion Approved 7-0.

B. Swearing in of Medical Director Kevin J. Duffy, MD.

Chief Brazunas introduced Medical Director Kevin J. Duffy, MD. and provided a brief biography of his accomplishments.

Mr. Ewald swore in Kevin J. Duffy, MD., as Medical Director with the Phoenixville Fire Department.

C. Swearing in of Firefighter Stephen Cini

Chief Brazunas introduced Firefighter Stephen Cini and provided a brief biography of his accomplishments.

Mr. Ewald swore in Stephen Cini as a Firefighter with the Phoenixville Fire Department.

D. Swearing in of Firefighter Colin Finn

Chief Brazunas introduced Firefighter Colin Finn and provided a brief biography of his accomplishments.

Mr. Ewald swore in Colin Finn as a Firefighter with the Phoenixville Fire Department.

E. Swearing in of Firefighter Andrew Bucklin

Chief Brazunas introduced Firefighter Andrew Bucklin and provided a brief biography of his accomplishments.

Mr. Ewald swore in Andrew Bucklin as a Firefighter with the Phoenixville Fire Department.

IV. Public Comment

Mr. Ewald read a statement on behalf of the Council.

The Council understands that this is an emotional time, and there's been a lot of events in the last week that have been difficult for everyone. As elected officials, our foremost responsibility is the safety, dignity and the well-being of everyone who lives, works, and does business in our community. Immigration enforcement (ICE) is a federal function carried out by the U.S. Immigration and Customs Enforcement Department and most importantly, our borough does not directly participate in or have advance notice of any federal enforcement actions that take place in the borough. Local police and borough staff remain focused on the core mission of protecting the public safety. Providing the essential services and maintaining trust within the community that the Council members live in and serve. To add some clarification, there's a lot of new information that the Council has been learning in the last few weeks and months regarding Section 287(G) agreements that some municipalities engage in with ICE or local law enforcement agencies entering into a memorandum of understanding with ICE under this program. The governing body, in this case, this Borough Council must formally execute that agreement. To be clear, this Borough Council has not entered into a Section 287(G) agreement and speaking for our current complement, this Council can assure the residents that this Council will not do so, nor has this Council been asked to do so or to consider one. The Council wants to be clear that access to local services, public safety, emergency

response, schools and municipal resources should never be avoided out of fear. A safe community depends on residents feeling secure in reporting crimes, seeking help, and engaging the local government without hesitation. The Council recognizes that news of federal enforcement activity can cause anxiety and uncertainty for many families. The Council encourage residents to seek accurate information from trusted sources and connect with legal and community organizations that can provide guidance and support. Borough Council remains committed to providing respectful dialogue, transparency, and policies that reflect our shared values of fairness, safety, and community cohesion. The Council will continue to listen to residents and work collaboratively to ensure our Borough remains a welcoming and secure place for all. The Council recognizes and acknowledges the many feelings that arise from the current climate created by ICE activity here in the Borough. The Council will stand with our community during this time, and the Council remains dedicated to supporting every resident with compassion, clarity, and care. At the same time, The Council recognizes that there are limits to what can be done at the local level. Federal immigration policy is shaped by the state and national levels and meaningful long-term change requires engagement beyond our municipal government. The Council will encourage our community to continue advocating for the changes at the state and federal level with those elected officials to ensure that broader policies reflect our shared values and protect the well-being of our residents. With that, the Council will begin our first round of public participation.

Sarah Howell, resident. She stated she emailed packets to the Council members prior to this evening's meeting. Before reading her prepared statement she commented that the Council just swore in several new service members and the first thing asked of them was to uphold the Constitution and she believes this is what is truly at heart here. She feels there has to be something that can be done within our own framework to protect ourselves. Ms. Howell read aloud her prepared statement on the February 3rd incident. She asked the Council to formalize our commitment to protecting all residents, ensuring law enforcement accountability, and building a trust-based public safety system and commit to a 90-day deadline to do this.

Ana Cephas, resident. She stated she knows this situation is probably not what you signed up for when you ran for Borough Council or when you went through the academy. It's inconvenient having to figure out what to do when the federal government is behaving in an unlawful manner, and your job is to uphold the law. She knows it's easier to paint all of us as alarmists and hysterical, but the reality is that the government is racially profiling its citizens and putting them in concentration camps as well as assaulting legal observers and bystanders. She went on to summarize some news from the past month and ask you to think about what laws you might be helping to enforce by allowing ICE to kidnap and detain our neighbors.

Daniel Callahan, resident. He stated he is also a student and a volunteer at multiple community-oriented organizations in Phoenixville honoring a time-honored tradition in his family of coming to town hall and speaking out. He stated as we all know, ICE violently arrested multiple members of our community last Tuesday, right outside the walls of this building. Just yesterday, ICE conducted a warrantless raid 10 minutes down

the road from here, violating the Fourth Amendment constitutional rights of the victims of this raid. ICE has also just recently acquired office spaces on Westlakes Drive in Berwyn, a short drive away from here. ICE is also leasing and buying large swaths of land and warehouses in Schuylkill and Berks Counties with the intention of adding to and creating a vast network of black site detention centers. He cited multiple reports on the conditions in these detention centers. He feels it's incumbent upon the Council to protect those who elected you. And he's glad that you're all sitting up there and he appreciates it. He knows it takes a lot of courage and guts to do what you do, especially in these dangerous times. But the residents need people to lead, follow, or get out of the way. He stated that if anyone ever sees injustice being done to anyone, and it makes you cringe and tremble you always have a friend in him.

John Steitzer, resident. He stated what strikes him is everyone just listened to these really honorable fireman, being sworn in to service stating they will uphold the Constitution and take care of everyone in the community and seeing the news and seeing what's happened in town it makes him think about due process, about excessive force, about the Fourth Amendment, and he recognizes the tension of where the country is as it relates to immigration and customs being a federal function. He understands there must be a process allowed, but what is happening is far beyond reasonable, there's excessive force, there's no due process, there's no transparency, and there's no accountability. He thinks that, and rightfully so, this has everyone here very concerned and very unsettled.

David Lutzker resident. He expressed his concern following the recent ICE activity and he is upset and frustrated and frankly, he is concerned for his own safety as we all should be. He feels that the police have a role to play in that scenario of being there to keep the peace in a dangerous situation. Emotions are running high, and having well-trained officers who we know and can relate to and help calm that situation could prevent a tragedy involving one of the residents of the community, so please consider that.

Dana Waldman, resident. She expressed there needs to be accountability and we need to listen to our immigrant community. We need to ask them what they need from you during this time, you know, present some of the wonderful ideas being generated here. We need to ask what would it take to make them feel safe, or would it make them feel more scared and more targeted. She stated it's likely that many are too scared to come out here and ask for what they need. She stated it's important that you orchestrate having these conversations and deepening your understanding of the needs of this very vulnerable community. She encouraged everyone to continue bringing these demands to the state level and calling our state reps

Nicholas Imbesi, resident. He shared he has a hobby of astrophotography here in the borough that he does from his sidewalk and he has had great experiences with our police officers. They've stopped and talked to him while he was out on his sidewalk with his telescope. He has had an officer stop and ask questions so he could go home and tell his children and that's the type of community policing we all want to see in our Borough. Unfortunately, every angle that he saw from the Foodery incident included our police

officers engaging with ICE in a friendly manner. He asked that the Police Department do what they can to protect the citizens of the community.

Pat no last name, resident. He stated he is not asking anything of the council he's telling them that if you cannot protect Phoenixville, the residents will vote in people who will.

Jeff Jones, resident. He expressed his frustration with the Federal Law was passed that authorized federal agents to legally enter this Commonwealth and abduct, kidnap, and brutally and inhumanely take people from this Commonwealth. He asked the Council to act and push back so that history does not repeat itself.

Andrew Weller, resident. He stated that he wanted to address the issue of this not making sense. What doesn't make sense to him is that our police officers are and seeing our police officers interacting with our businesses, interacting with the community and this incident occurs right next to our police department. He stated this leads him to wonder more about whether this arrest was justified or not and on top of everything, it's an insult to our community, because it puts doubt on our leaders and our police officers.

Shawn Cephas, resident and business owner of Phoenixville. He expressed his anger over the recent incident involving ICE. He stated as a non-white member of the community he is just really angry and afraid because those masked people don't care if you're Latino. They just see brown skin. He stated he doesn't like leaving his house and he is afraid to walk to his business that is just two blocks from his home. For many of you this is the first time you're experiencing the idea that your life might be at risk when you have this skin color. He is frustrated because the residents go to the protests, we go to the meetings and we don't see any of the Council there. He just wants the Council and Police to do their job and make the community safe for everyone.

Tamara Malm, Schuylkill Township resident. She shared her fears on picking up her daughter from school or the YMCA. All those parents trying to pick up their children and feeling like sitting ducks in the car pick up line.

Holly Perez, resident. She expressed her concerns for the children of the parent being detained by ICE. She thinks of the children in the detention center separated from their parents or worse hiding in their homes much like Anne Frank. She shared that her children serve in the armed forces as brown skinned Americans and the fact that citizens feel they you can't leave the house in America in 2026 is frightening. She stated she originally joined the meeting to discuss the installation of a safe haven box at your Fire Department.

Maureene Minert, Schuylkill resident. She stated her and her children attend lots of activities in the Borough as well spend our hard-earned money in the Borough. She spoke at last week's meeting, and she appreciates the time you took to review those notes and come up with a curated response to what's been going on. She explained she is a DOJ accredited representative, which means that she is able to practice immigration law under non-profits and had been in and out of the field for about 20 years. She shared her recent

experiences with observing an ICE event and this misinformation that was provided to the Chief of a neighboring municipality that had an ICE arrest just recently. She provided background on immigration laws and that being undocumented is a civil violation, not a felony crime.

Daryl Schumacher, resident and ESL teacher at Upper Marion High School, just about 20 minutes down the road from us. She thanked the council members who have already engaged with her via email, your time and attention are noticed and has been greatly appreciated. She shared her experiences working for the immigrant community in our greater area every day. She asked the Council to consider what the communities like Ambler and Radnor Township, to name a few, and codify policies to ensure that local law enforcement and government employees do not assist in operations in any way.

Mr. Ewald reported the Council held Executive Session prior to tonight's meeting to discuss a matter of attorney-client privilege discussion related to 500 block of Bridge Street and a matter of attorney-client privilege discussion related 209 and 299 Fillmore Street

V. Consent Agenda:

A. Approval of January 13, 2026 Regular Meeting Minutes and February 9, 2026 Special Meeting Minutes.

B. Items from Parks and Recreation Committee.

1. Motion to recommend Borough Council approve a Temporary Community Event Application for First Fridays on Friday, May 1, June 5, July 3, August 7, September 4, October 2, November 6, and December 4, 2026 from 5:30 pm to 8:30 pm on the 100 and 200 Block of Bridge Street and the Bridge and Main Street Parking Lot. Bridge Street to be closed between Gay Street to Main Street and Main Street to Starr Street from 2:00 to 10:00 pm. Main Street to be closed between Church Street and Bridge Street during the First Fridays of June through October from 2:00 to 10:00 pm. The Bridge and Main Street Parking Lot to be closed from 8:00 am to 10:00 pm on each Friday.
2. Motion to recommend Borough Council approve a Temporary Community Event Application for WuFF Jam 2026 on Saturday, September 19, 2026, from 11:00 am to 5:00 pm in Reeves Park. Third Avenue between Main Street and B Street to be closed from 7:00 am to 5:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

D. Items from Finance Committee.

1. Motion to approve the 2025 Pre-Paid dated 11/1/2025 - 11/30/2025 in the amount of \$854,371.52.

2. Motion to approve the 2025 Pre-Paid dated 12/1/2025 - 12/31/2025 in the amount of \$2,342,451.86.
3. Motion to approve the 2025 Pre-Paid Credit Card Statement dated 11/1/2025 - 11/30/2025 in the amount of \$63,752.76.
4. Motion to approve the 2025 Pre-Paid Credit Card Statement dated 12/1/2025 - 12/31/2025 in the amount of \$38,351.51.
5. Motion to approve the 2025 Pre-Paid ACH dated 11/30/2025 in the amount of \$1,719,111.70.
6. Motion to approve the 2025 Pre-Paid ACH dated 12/31/2025 in the amount of \$68,593.93.
7. Motion to approve the Staff recommendation authorizing the Finance Director to make the necessary end of year adjustments and to provide a listing of those adjustments to the Finance Committee and the Borough's Auditor.

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

Motion Approved 7-0.

#### VI. Communications/Council Participation

Mrs. Vogel thanked everyone for their comments this evening and expressed that the Council is listening to their concerns. She explained this topic will be discussed and is open to public participation at the next meeting of the Policy Committee with will be held on February 24, 2026 immediately following the Finance Committee at 6pm.

Mr. Weiss thanked Mr. Ewald for his statement earlier this evening and stated he had a personal statement as well. Mr. Weiss stated, as an elected official and a resident of the borough, he, too, is deeply disturbed by the violent ICE enforcement actions that took place in our community a week ago. This is not the Phoenixville that we are committed to building or it's not reflective of the Phoenixville we're committed to building the manner in which these arrests were conducted violated basic standards of human dignity and public safety. Videos showed unnecessarily aggressive tactics that created fear and trauma. Clearly, throughout the community. He believes this is unacceptable. Phoenixville is a community that values all of our residents. Regardless of immigration status. We're strengthened by diversity, and he is committed to ensuring that everyone who calls Phoenixville home can live without fear. Seeing a violent confrontation by unaccountable and unconscionable federal authorities he wants to be clear Phoenixville Borough and our Police Department do not, and will not participate in immigration enforcement operations. As a councilman, he is committed to pursuing all legal actions available to Council to protect our community. And just to be very, very clear, our residents are not alone. our community, our neighbors, and this country deserve better. He wants the public to know he will use his seat and his office that he's been honored to take part in, to do as much as he can.

Mr. Moore he stated he echoes his colleague's statements on this and he appreciates that the Policy Committee will be taking on the continued discussions. He expressed the gratitude to the Borough Staff and the Water Distribution and Street Departments, as well as the contractors that they have been working with to tackle the unprecedented number of Water Main Breaks over the past month. At last count they have responded to twelve breaks including one on Nutt Road that lasted well into the night and had traffic limited to one lane. The staff has been working day and night to get water service restored to our residents during some of the toughest weather the Borough has seen in some time. He expressed his appreciation to Brian Watson and his whole team and the people he is working with. Their hard work is a real tribute to how our departments operate in the Borough.

Ms. Burckley thanked everyone for coming out this evening and for their attendance at the Personnel and Public Safety Committee meeting on February 3<sup>rd</sup>. It was very moving and she wants to state that she echoes her comments from that meeting. She thanked Mrs. McGhee, Mrs. Vogel and Mr. Ewald for joining her for the meeting. Discussions have been had and will continue to be had as there is a lot to consider. She reiterated that the Council hears all of you and while she doesn't feel she can eloquently describe the situation as many of you she is confident the Council is listening and while we can't always shout out all the ideas at one time, there is a process and we understand what all of you are saying to the Council.

## VII. Mayor's Report

Mayor Urscheler thanked all of the residents for being here and joining us this evening. He stated your voices are extremely important in this community, and it is an important part of our government and our process. He stated that for the first time in his tenure, certainly, that he had felt like the Council doesn't necessarily have all the tools to immediately respond to the situations that our before us as a community. He stated he feels that the Council and Borough have incredible people, committed to working together to figure out a path forward. He knows it is difficult when you see injustice that we are unable to immediately respond to however, the Borough will by no means become part of an injustice and we will fight as a community as we have in the past to see this community through some really exciting and beautiful times as well as some very dark and challenging times in our community. He reminded everyone that the Council will continue, whether or not sometimes we can publicly state what is being done just know we will continue to fight for you, for your families, and every single person in this community, regardless of their background or where they come from. He stated Phoenixville is a beautiful and special place because of all the people here. That is what makes community special. He is reminded of the ideals outlined in Valley Forge during the Revolution, that they are self-evident but they are certainly not self-executing. He encouraged residents to reach out to their state officials including Congresswoman Houlihan, and US Senators McCormick and Fetterman. Continue to share our challenges that we're having in our community. Government in itself, too, on its best days, I would say, is not a fast-moving enterprise by any means But that doesn't mean that it's not worth it, and this fight isn't worth it. It doesn't mean that. No one's working on this. It is

definitely a slow process, and it really is designed to be slow for that reason because we want to make sure that it sticks around longer than all of us. He thanked everyone for making this a place where every person is safe, loved, and celebrated, and we will continue every single day to be dedicated to ensuring that that become the reality that we hope it to be here in the borough of Phoenixville.

#### VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.

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.

- B. Overview of process when applications are received.

Mr. Ewald explained the new process announced last month. The Council has shifted back to a slightly previous style for applications received by Mr. Krack, Ms. Getzfread and Ms. Logan. The Council will be reviewing them and bringing the applicants in front of the Council as they come in for the vacancies that are appropriate and the information will be available in the Council Packets. If anyone has questions on this he would be happy to discuss the slight change in policy on that offline as well.

#### IX. New Business

- A. Motion to approve a Settlement Agreement between the Borough and Steelworks Acquisition, LP related to the Demolition Order issued by the Borough on September 30, 2025 for the properties located at 521, 523, 525, 527, 529, 535, 541, and 543 Bridge Street, and the appeal thereof by the landowner, in a form substantially similar to what has presented to Council tonight, and further authorizing the Borough Council President, Borough Manager, and Borough Solicitor to execute such Settlement Agreement and prepare, file and execute any further documents necessary to comply with the terms and conditions of such Settlement Agreement.

Ms. McGrath explained the ongoing enforcement matter involving the properties around 500 Bridge Street. As many of you may be aware the Borough has reached an agreement with opposing counsel and the opposing party, on the properties cited for property maintenance issues and building code violations. The landowner appealed the citation and, in an effort, to avoid a messy litigation matter a settlement agreement has been reached. The terms include a definitive time line the property owner has agreed to meet for the demolition of the properties and to remedy any kind of outstanding code violations. She states the Borough Staff will continue to monitor the properties for any new or emerging

issues to maintain public safety at the aforementioned properties.

Mr. Weiss made a Motion to approve a Settlement Agreement between the Borough and Steelworks Acquisition, LP related to the Demolition Order issued by the Borough on September 30, 2025 for the properties located at 521, 523, 525, 527, 529, 535, 541, and 543 Bridge Street, and the appeal thereof by the landowner, in a form substantially similar to what has presented to Council tonight, and further authorizing the Borough Council President, Borough Manager, and Borough Solicitor to execute such Settlement Agreement and prepare, file and execute any further documents necessary to comply with the terms and conditions of such Settlement Agreement. Seconded by Mr. Moore.

Motion Approved 7-0.

X. Public Hearings

None

XI. Resolutions/Ordinances

- A Motion to adopt an Ordinance amending Chapter 13 (Licenses, Permits and General Business Regulations).

Ms. Burckley made a Motion to adopt an Ordinance amending Chapter 13 (Licenses, Permits and General Business Regulations). Seconded by Mr. Weiss.

On the Question:

Mr. Ewald stated the ordinance was duly advertised for approval this evening.

Motion Approved 7-0.

- B. Motion to recommend Borough Council adopt a Resolution Establishing Conditions and Regulations for the PXV Inside-Out Special Event, Pursuant to Section 13-1304 of the Borough Ordinances.

Ms. Burckley made a Motion to recommend Borough Council adopt a Resolution Establishing Conditions and Regulations for the PXV Inside-Out Special Event, Pursuant to Section 13-1304 of the Borough Ordinances. Seconded by Mrs. McGhee.

Motion Approved 7-0.

XII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan

1. Motion to approve/deny the Certificate of Appropriateness for renovations and additions at 184 Bridge Street.

Ms. Dugan made a Motion to approve the Certificate of Appropriateness for renovations and additions at 184 Bridge Street. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald explained this item did come out of HARB unanimously approved and normally would be included on the consent agenda, but due to the breadth of work and the improvements being made to 184 Bridge Street, Staff and he agreed it was important for the Council to see and the Public to take note of what will be a fantastic upgrade to Bridge Street.

Ms. Dugan provided the background on the first time the project went through HARB for approval. She thanked the applicant for working with Staff and HARB to bring forth a project that is more appropriate for the downtown. She explained there will be considerations that will need to be addressed at the Planning Commission however, for the purposes of a HARB approval this fits and it will be up to the Planning Commission to do what they need to for the actual plan for the project.

Mr. Moore asked if the renderings could be put up on the screens.

Mr. Burckley stated the applicant is present this evening. She thanked the applicant for their willingness to come back to work with HARB to make sure that the downtown aesthetic is maintained. The Borough appreciates your investment.

Ms. Ewald stated that for those viewing from home this rendering is available on the website under the council packet on the Agenda section of the Borough website and he stated staff does a great job of keeping forward-facing projects like this available. He thanked Chris for his cooperation and getting this project back before the Council.

Motion Approved 7-0.

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 at 1000 Nutt Road known as the Chipotle Pad Site.

Ms. McGrath explained the applicant is present this evening and invited them to approach the podium. She stated the applicant this evening is Nutt

Road LP and they are the owner of the property located at 1000 Nutt Road with a UPI number of 15-7-17.1. The property is approximately 7 acres in the Phoenixville Plaza. The project was previously granted a conditional use approval for inclusion of a driveway at this project. After reviewing the project at several Planning Commission meetings the commission voted on January 8, 2026 to unanimously recommend approval of the application and requested waivers.

Mr. Arnold Andersen president and general partner of Nutt Road LP introduced Mr. Anand Bhatt of ARNA Engineering to speak out the waiver requests for the project.

Mr. Bhatt stated this building will complete the three pad sites at the 1000 Nutt Road location. Currently there is a Starbucks operating at the location and a Tommy's Carwash which is under construction currently. The pad site in question is an open parking lot in front of the Cube Smart. This is the location of the proposed Chipotle. He explained the applicant is requesting three waivers that he considers to minor requests.

He stated the first is a related to the scale of the plans as reference in Section 22-304.1.A – Requiring the Plans to depict the Development in accordance with the Borough's Subdivision and Land Development Checklist, in order to provide a partial waiver to allow for the Applicant to use a scale of 1" =40' on the Plans. Instead of the scale requirements of 1 to 50, 1 to 30, 1 to 20, or 1 to 10 ratios.

The second is related to Section 22-419.1.A – Requiring sidewalks and planting strips along commercial streets in accordance with Section 27-401 of the Borough's Zoning Ordinance, in order to provide a partial waiver to allow sidewalks and planting strips as shown on the Plans (such as allow five (5) foot wide sidewalks when internal to the Site). He explained the side walks for any commercial properties to be ten (10) foot wide, and the applicant has requested to have the internal sidewalk to be five (5) foot wide which will still accommodate the ADA requirements.

The last is related to Section 22-505.5.B – Requiring that all grading shall be set back from property lines by at least three (3) feet, in order to allow grading is proposed within three (3) feet of the property line with UPI 15-8-16. He stated the request is to allow grading within three (3) feet of the property line. He explained this property is unique that there is a small section of the property which is not part of the shopping center. The applicant does have an easement agreement with the adjacent property owner.

He stated that other than the waivers the applicant agrees to comply with the requirements that were set forth in the review letter prepared by the Borough Engineer and traffic consultant. He stated the concerns raised by

the Planning Commission regarding the flow of traffic in the site. This particular Chipotle model requires that customer either go in and order or utilize an app to preorder and then drive up to the window without having to order at a menu board and speaker system. This will simplify their operations and not allow for a lot of back up and traffic on the site.

Ms. McGrath asked if there were any Council or Public that wished to comment this evening. She stated seeing no Council or Public Comment she stated she would entertain a motion for 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 at 1000 Nutt Road known as the Chipotle Pad Site. Seconded by Ms. Burckley.

Motion Approved 7-0.

C. Phoenixville Regional Planning Committee – Ms. McGhee

Mrs. McGhee stated there is no action to report and that the committee will meet again on February 25, 2026.

D. Recreation Board – Ms. Dugan

Ms. Dugan reported there will be an upcoming Mental Fun Day and Walk a Mile in her Shoes held at the Recreation Center on May 2, 2026. She stated that camps and programs continue including Yoga for all ages, Intermural Track and Field, Skyhawks, Pickleball, Volleyball Leagues, Youth Co-ed NFL flag football, Jumpstart sports and Young Rembrandts. She reminded the residents that all the information on the available programs can be found on the Borough Website.

E. Tree Advisory Commission – Mr. Weiss

Mr. Weiss reported on the accomplishments of the Tree Advisory Commission including 100 trees pruned, 80 new trees planted, 100 volunteer trees pruned and plans to plant 100-160 new trees in 2026. He stated the biggest hurdle in planting new trees is identifying spots, the Tree Advisory Commission is asking the community for their help. Any resident interested in requesting a tree planting should fill out the borough-regulated tree application, which can be found on the Tree Advisory Commission page on the Phoenixville website.

F. Human Relations Commission – Ms. Burckley

Ms. Buckley reminded the public the HRC meeting on the first Wednesday of the month at the Recreation Center and that their next meeting will be March 4, 2026, 6pm.

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. No action to report.

C. Policy Committee – Ms. Vogel

1. Motion to schedule and advertise an Ordinance amendment to Chapter 1 “Administration and Government”.

Mrs. Vogel made a Motion to schedule and advertise an Ordinance amendment to Chapter 1 “Administration and Government”. Seconded by Ms. Burckley.

On the Question:

Mr. Ewald explained the Ordinance Amendment will codify the Assistant Borough Manager and ADA Coordinator position for the Borough.

Motion Approved 6-0. Ms. Dugan out of the room.

2. Motion to schedule and advertise an Ordinance amendment to Chapter 15 “Motor Vehicles”.

Mrs. Vogel made a Motion to schedule and advertise an Ordinance amendment to Chapter 15 “Motor Vehicles”. Seconded by Ms. Burckley.

On the Question:

Mr. Ewald explained this amendment deals mostly with stops signs and is a typical monthly to quarterly update of Chapter 15.

Motion Approved 6-0. Ms. Dugan returned to the room.

3. Motion to schedule and advertise an Ordinance amendment to Chapter 27 “Zoning”.

Mrs. Vogel made a Motion to schedule and advertise a Public Hearing to consider an Ordinance amendment to Chapter 27 “Zoning”. Seconded by Ms. Burckley.

On the question:

Ms. McGrath explained the amendment is to make some language updates, the removal of some updates and adding uses to the industrial district. She stated the Borough will have to conduct a hearing on this at a future meeting, so this is just scheduling and advertising, and it will be reviewed by the Planning Commission, the Regional Planning Commission and the County Planning Commission, so plenty of room for feedback on this.

Mr. Krack explained the Borough was one of the first municipalities to establish limitations on data centers and upon review it was discovered that one of the districts had data centers as an option and it should not have. This amendment also adds detention centers in the Commercial District (CD).

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. Communications/Council Participation

A. Nominations to fill the vacant North Ward Borough Council Seat.

Mr. Ewald asked for nominations.

Mrs. McGhee made a Motion to appoint Klementina Budnik to the vacant North Ward Borough Council Seat with a term expiring on January 3, 2028. Seconded by Ms. Burckley.

On the Question:

Mr. Moore stated he really appreciated the quality of the all the candidates who did step forward and who took the time not only apply but also join us to talk and answer questions on February 9, 2026. The Council was able to engage with each of them for a good 20-25 minutes, and he feels it was a very thorough and open process.

Mr. Ewald stated the North Ward has roughly 5,000 residents and having four

individuals step forward is appreciated.

Mr. Ewald closed the nominations.

B. Motion to adopt a Resolution to fill the vacant North Ward Borough Council Seat.

Mrs. McGhee made a Motion to adopt a Resolution to fill the vacant North Ward Borough Council Seat. Seconded by Ms. Burckley.

Motion Approved 7-0.

Mr. Ewald let Ms. Budnik know she will be appointed to the Personnel and Public Safety, Infrastructure, Transportation, Technology and Sustainability, and Policy Committees.

XV. Public Comment

Dr. Saneck, resident. He asked for clarification on the attorney- client privilege discussion on 209 and 299 Fillmore street as he is the owner of the properties.

Ms. McGrath, stated the comment tonight was just a matter of attorney-client privilege discussion related to 209 and 299 Fillmore as it relates to some ongoing land development applications

Henrik Stubbe Teglbjaerg, resident. He appreciates the turn out at this meeting and last Tuesday also, he reminded the Council they are the ones who have all the tools to do want the residents can't against this overreach of federal law.

Becca Krall, resident. She stated she is really impressed with all the leaders in our community who showed up and really came with ideas and plans and ways to lead our community despite not actually being our elected leaders. She was struck by how much the Council has embraced the mechanisms already in action, especially the detention center. She stated she would like some clarity on what residents should be doing when residents are being removed from the streets without any protection from our local police.

Sara Guthrie, resident. She stated she is struck by kind of the mundaneness of the meeting tonight, you know, we have the really eloquent speakers talking about the fear that many of us have in this community and then, smushed in the middle talk of what's going on at the Rec Center, with the Borough trees, and all of this wonderful stuff that our local government does. She stated it reminded her that that's kind of what generally government is it's boring, and it's kind of a slog. She stated she recently attended Congresswoman Houlihan's State of the 6<sup>th</sup>. Where Ms. Houlihan said, we need to lean on our local government to do something and tonight, Mayor Pete, said we need to lean on our federal officials to do something. She just doesn't know who is going to do something about this.

Matt Miller, resident. He stated he was one of the candidates that came out for the vacant North Ward seat and just wanted to thank all of you for that, and for that opportunity. It was really heartening to talk with all of you last night, to hear all the passion in the room last night and to hear it again today. This is a special community and last night, the way I put it was, it's a line in the sand moment for me as a citizen here and I really look forward to just contributing in any capacity that he possibly can.

Dr. Saneck, resident. He asked when he might here more information on what was discussed about his properties at 209 and 299 Fillmore Street.

Ms. McGrath stated Dr. Saneck should attend the Planning Commission meeting on February 12, 2026 for more information.

Kirsten Yuhaus, neighboring resident. She stated she is here tonight to support everyone who has spoken and as the daughter of an immigrant she has to remind everyone the importance of this moment and what could be done, and what was proposed. She thanked the Council for taking the time to listen to all the people here including a non-resident like her.

Garry Guseltsev, resident. He stated he wanted to quickly echo something that was mentioned earlier that we haven't seen the Council members show up in the community in regards to ICE protests and other community organizing efforts. He wanted to highlight that that is something that is in your control and is something you can absolutely do without the need for concrete law passing. There are things that can be done immediately to show and give support to the community the Council serves.

Jacob Reeder, resident. He thanked everybody for getting together tonight and discussing such important issues at such an important time. The fact that we're able to have these conversations is what makes our country and our community good but, real moral action in the face of danger is what makes us great. He appreciates the Council's prepared statement regarding not entering a Section 287(G) agreement and that Phoenixville has committed not to share resources with or support the federal actions described here tonight. However, the community wants to hear specifics about what this governing body will do. So, as you consider the policies, comments and ideas shared tonight please work to explain what police and enforcement information you can with the community. He thanked the Council members for their statements and for voicing your support for the community.

Klementina Budnick, resident. She thanked the Borough Council for appointing her to the vacancy in the North Ward. She really loves this community and especially seeing everybody turn out today and voicing your opinions about ICE. She gave her perspective as an immigrant. She stated she was born in Ukraine, and she knows a lot of people are feeling scared in this moment that something happened in their backyard. She shared she has been on edge since the invasion in Ukraine and is worried about her family members. She shared she has lost people. It takes endurance and a lot of clear thinking to whether the storm. She stated her wish is that everybody can take care of themselves and continue

to work towards making this a better community, and she hopes to be a big part of that.

Mr. Ewald thanked everybody for coming and attending tonight, as well as making comments. He stated the Council has a series of additional steps that they are marching towards in addition to the items that were discussed tonight that were under scheduled and advertised. The Council is continuing to work on these issues at the pace that we're able to work on them.

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

9:15pm. Mr. Weiss made a Motion to Adjourn. Seconded by Mrs. McGhee.

E. Jean Krack  
Borough Manager

Transcribed by: Jennifer Logan  
Administrative Assistant  
February 2026