BOROUGH OF KENNETT SQUARE
OFFICIAL BOROUGH COUNCIL MEETING MINUTES
JUNE 1, 2026

ROLL CALL

Present:

President Bob Norris
Vice President Joel Sprick
Councilmember Mike Bertrando
Councilmember Hilda Matos
Councilmember Tucker McDonald
Councilmember Amy Reigel
Councilmember Juan Tafolla

Borough Manager, Kyle Coleman
Mayor Matthew W. Fetick

CALL TO ORDER

President Norris called the meeting to order at 7:00 p.m. and thanked everyone for attending.

Vice President Sprick motioned to approve agenda; seconded by Councilmember Matos.

Councilmember McDonald motioned to amend the agenda by removing 14c. Consider Advertisement of Draft Ordinance for Fire & EMS; seconded by Councilmember Matos.

The motion to amend the agenda was approved and the motion to approve the amended agenda was approved unanimously.

REPORTS

BOROUGH MANAGER'S REPORT

Borough Manager Coleman shared information on the Borough sewer system status, noting that we have about five (5) years until we reach capacity. We must decide what our needs are, then work in coordination with Kennett Township and New Garden Township (via Aqua) for the expansion. He noted we are mid-way through the process.

BOROUGH SOLICITOR REPORT

Borough Solicitor Crotty shared we are tracking pieces of state legislation to see how they may impact the Borough and will report as necessary to Council.

POLICE DEPARTMENT

Chief Holdsworth submitted an electronic report that was provided to Council in the meeting packet. He shared a few highlights including that there were 1,112 calls for service in May and had two (2) big events, the Kennett Run and the Memorial Day Parade. He noted his Department received a significant grant from the Mushroom Festival.

FINANCE COMMITTEE

Vice President Sprick shared the Finance Committee met on May 21st, approved the meeting minutes and the bills paid. They took a deep dive into the current state of the Public Works Department, including streets, water and sewer. A main concern is how to balance the cost of maintaining older equipment with the higher upfront cost of purchasing newer equipment that is less expensive to maintain.

HISTORICAL ARCHITECTURE REVIEW BOARD (HARB)

Avery Eaton, HARB Chair, shared that HARB has one application on the agenda this evening.

PLANNING COMMISSION (PC)

Doug Doerfler, PC Chair, shared the Commission met on May 19th and noted both items recently discussed are on tonight's agenda. He also noted they are keeping up with legislation regarding data centers and how the Borough can work on this down the road.

PUBLIC SAFETY COMMITTEE

Mayor Fetick shared the Committee met on May 19th and continued discussion on the intersection of Union and Fairthorne. We received a fast response from PennDOT, who came out for a site visit and walked the intersection. PennDOT will do a study to help improve pedestrian safety, and we are waiting to hear back on what can be done. Concerns on pedestrian safety on Halloween were discussed, and we are looking at different ways to draw attention to pedestrian traffic during that evening, such as special lighting.

KENNETT FIRE & EMS REGIONAL COMMISSION

Councilmember McDonald shared that the Fire and EMS Commission met on May 12th and approved the amendment surrounding the grant language. An ordinance will be needed to move forward with the Borough's re-inclusion in the Commission, and we are currently waiting on a draft ordinance, which we can then consider for advertisement at the July Council meeting.

PERSONNEL COMMITTEE

Councilmember Tafolla shared the Committee met on May 19th to discuss the Order of Kennett Square, for which nominations are open. The second part of the ethics policy was also discussed.

SHADE TREE COMMISSION

Rachel Berkowitz, Borough Secretary, shared the Shade Tree Commission met on May 20th to discuss the health of two specific street trees involved with sidewalk issues, met with a homeowner regarding street tree replacements, and discussed draft ordinance changes that could come to Council over the next couple of months.

INFRASTRUCTURE COMMITTEE

Councilmember Bertrando shared the Committee met on May 4th to discuss the paving program and prioritized the streets scheduled for paving as follows: Church Alley, W. South Street including Harvey Circle, Birch Street, S. Garfield Street, Magnolia Street and W. Linden Street, respectively.

MAYOR'S REPORT

Mayor Fetick shared this year's Memorial Day parade was wonderful and thanked Kennett Collaborative, Police Department, EMS providers and Public Works for their help with this huge event. He noted Penn State has received a significant grant from the Longwood Foundation for additional phorid fly mitigation techniques, with the funds to be used within a four (4) mile radius of the Borough. He attended Kennett Library's English as a Second Language for Employment evening with Councilmember Tafolla, sponsored by Square Roots Collective. He met with Ronan Gannon, CEO of LCH, who is eager to partner with us to discuss better communication around affordable health services available in our community. He officiated several weddings, including one with the Councilmember Tafolla in attendance for translation.

PRESIDENT'S REPORT

President Norris shared the compilation of the Council priorities from the May 6th Council meeting workshop. Borough finances and infrastructure came in as the top priority, including planning, budgeting, management and planning for the future; the second priority is economic development, third is a tie with walkability, traffic, beautification and affordable housing; fourth is public safety; fifth is community relations and communications. President Norris commented the next step is to build out the priorities with specifics.

ACTION ITEMS

HISTORICAL ARCHITECTURE REVIEW BOARD (HARB) - 401 BIRCH STREET

Councilmember Sprick motioned to approve the HARB Certificate of Appropriateness (COA) for 401 Birch Street; seconded by Councilmember Reigel.

Avery Eaton, HARB Chair, explained HARB discussed this application in March 2025 and suggested changes. The changes were acceptable to applicant, and they resubmitted the application with the incorporated changes last month. HARB recommended Borough Council approve the COA.

The motion was approved unanimously

PUBLIC WORKS

RESOLUTION to APPLY for CDGB GRANT for CYPRESS STREET STORMWATER

Rob Moran, Director of Public Works, shared this is a grant for stormwater improvements and traffic calming in the area that will fit with future development.

Councilmember Tafolla motioned to approve the Resolution to apply for the CDGB Grant for Cypress Street Stormwater; seconded by Councilmember Reigel.

The motion was approved unanimously

ADVERTISEMENT of DRAFT ORDINANCE AMENDMENT for REVISED MIPP LIMITS

Mr. Moran commented that the EPA has new guidelines on limits for concentrations. This will not affect our current customers, but future customer limits will be more flexible.

Vice President Sprick motioned to approve the advertisement of the draft ordinance amendment for revised MIPP limits; seconded by Councilmember Matos. The motion was approved unanimously

SPECIAL EVENTS

HISPANIC FESTIVAL – SATURDAY, SEPTEMBER 19, 2026

Councilmember Reigel motioned to approve the Hispanic Festival on Saturday, September 19; seconded by Councilmember McDonald.

Mayor Fetick noted this is an annual Hispanic Festival held at the 600 S. Broad Street parking lot.

Councilmember Bertrando suggested prioritization of local vendors for all events. Councilmember Tafolla abstained from the vote due to a conflict of interest.

The motion passed 6-0. Councilmember Tafolla recused himself from the vote.

DAY of the DEAD FESTIVAL - SATURDAY, OCTOBER 31, 2026

Councilmember Sprick motioned to approve the Day of the Dead Festival on Saturday, October 31; seconded by Councilmember McDonald.

Mayor Fetick noted this event will take place in the 600 S. Broad Street parking lot.

Councilmember Bertrando suggested prioritization of local vendors for all events. Councilmember Tafolla abstained from the vote due to a conflict of interest.

The motion passed 6-0. Councilmember Tafolla recused himself from the vote.

CATCHING DREAMS OVER the EDGE - FRIDAY & SATURDAY, SEPTEMBER 25 & 26, 2026

Councilmember Tafolla motioned to approve Catching Dreams Over the Edge on Friday & Saturday, September 25 & 26; seconded by Councilmember McDonald.

Mayor Fetick noted the 128 E. State Street building's new owner has given permission to allow the event to continue using the building.

The motion passed unanimously.

MUSHROOM CAP HALF MARATHON & FIVE MILER – SATURADAY, NOVEMEBER 7, 2026

Councilmember Tafolla motioned to approve the Mushroom Cap Half Marathon & Five Miler on Saturday, November 7, 2026; seconded by Councilmember Reigel.

Mayor Fetick noted there are no changes to this event from last year.

Councilmember Bertrando suggested prioritization of local vendors for all events. Public comments were received from John Thomas, Charla Watson and Bill Howell.

The motion passed unanimously.

ADMINISTRATION

PUBLIC HEARING- DRAFT ORDINANCE PROPERTY MANAGER DISTANCE REQUIREMENT

Vice President Sprick motioned to approve a ten (10) mile property manager distance requirement for both short-term and long-term rentals; seconded by Councilmember Tafolla.

Borough Solicitor Crotty explained this is a byproduct of the discussion from the Planning Commission, making a change to Chapter Eight (8) distance limit for the property manager from five (5) miles to ten (10) miles from the property they manage, for every type of rental, long term or short term.

President Norris noted he will recuse himself from the vote, as his son is involved with property management.

The motion passed 6-0, with President Norris recusing himself from the vote.

ADVERTISEMENT of DRAFT SHORT TERM RENTAL (STR) ORDINANCE

Councilmember Tafolla motioned to approve the advertisement of the draft STR Ordinance; seconded by Councilmember Sprick.

Borough Solicitor Crotty noted this is a byproduct of the Planning commission's review, making changes to both Chapter 8, rental requirements code and Chapter 23, zoning ordinance. This establishes a Borough-wide cap of 20 STRs and provides grandfathering language. It also changes the zoning ordinance to clarify Table 16 (Table of Uses) and the requirement for an owner-operator to be on-site in all zoning districts.

Discussion ensued on the need to better clarify Tables 16 and 17, due to conflicts. Borough Solicitor Crotty suggested that if Council is comfortable with the language, they can still vote to approve the advertisement, as, since it is a zoning amendment, it is required to go to the County for review which is 30-day turnaround time depending on when we submit. If we wait to submit in July, we will be off cycle with the County, and the process will take longer.

Mr. Crotty explained we have time to update the Tables, as the amendment cannot be advertised until after it is reviewed by the County. Then it will come back to Council for the public hearing. There was discussion on the cap for STRs, the grandfathering rules, and the current number of STRs registered in the Borough.

Public comments were received from John Thomas, Charla Watson, Lynn Brenner, Tony DiMatteo, Aspen Carroll, Leah Leone, Holly Peters, Kimberly Rizzo Saunders, Hilary Holland, Jackie McKenna, Jen Samuel (Daily Local) and Troy Thompson.

Councilmember Matos motioned to approve the advertisement of the draft STR Ordinance contingent upon all of the questions asked this evening are fixed before the actual ad is placed; seconded by Councilmember Sprick. The motion passed 6-0, with President Norris recused himself from the vote.

LOT CONSOLIDATION of 502 & 504 IRWIN STREET

Vice President Sprick motioned to approve the lot consolidation of 502 and 504 Irwin Street; seconded by Councilmember Reigel.

Borough Solicitor Crotty explained these are adjacent addresses but are technically listed as separate lots in the County's GIS system. The property owner would like to consolidate the lots together. The Borough Engineer has done their review letter, as has the County Planning Commission and our Borough Planning Commission has also reviewed and recommended the consolidation. Public commentors: Carrie Dickmann and JohnThomas

The motion was approved unanimously.

CONSIDER RETROACTIVE LETTER of SUPPORT for the KENNETT LIBRARY DCED NAP GRANT APPLICATION

Councilmember Matos motioned to approve the retroactive letter of support for the Library's DCED NAP grant application; seconded by Councilmember Reigel.

Borough Manager Coleman explained (for the next item as well) last year Council approved allowing staff to sign letters of support for grants like this and bring them forward to Council for retroactive approval. Since the Borough does not have plans to apply for these grants, we are supportive of the applications.

The motion passed 6-0 (Councilmember Tafolla stepped out of the room).

CONSIDER RETROACTIVE LETTER of SUPPORT for ANSON B. NIXON PARK CAPITAL CAMPAIN

Councilmember Tafolla motioned to approve the retroactive letter of support for Anson B. Nixon Park's Capital Campaign grant application; seconded by Vice President Sprick. The motion passed unanimously.

CONSIDER ACEPTANCE of RESIGNATION of CARRIE FREEMAN from the PC

Vice President Sprick motioned to accept the resignation of Carrie Freeman from the PC; seconded by Councilmember Reigel. The motion was approved unanimously.

CONSIDER APPROVAL OF CONTEST to CREATE a NEW LOGO for the BOROUGH

Mayor Fetick noted the conversation tonight is to create a public contest to allow for the submission of artwork for either the logo, the seal, or both. We would be using a platform designed specifically for art contests, and we would open up the contest period for six eight to weeks, starting after June 15, assuming Council's approval. There would be an opportunity for people to submit their artwork for a logo and seal. The public would then get to rank the submissions, and Council would choose a new logo and seal from the rankings. The winners would have the opportunity to have

the original submission and their picture framed and hung into the lobby as a way of honoring and appreciating their time. He noted the legalese will go through our Borough Solicitor and voting will take place with the public.

Councilmember Tafolla motioned to approve the contest to develop a new Borough logo; seconded by Vice President Sprick.

Discussion ensued on the need to use a graphic designer for the final product and the timing of the contest. Regarding the timing, it was suggested the contest take place during the school year so that high school students have an opportunity to participate. Public comments from John Thomas, Sandy D'Antonio, Jen Samuel (Daily Local), Aspen Carroll, Kimberly Rizzo Saunders, Holly Peters and Mary Howell.

The motion was approved unanimously.

BILLS PAID

Councilmember Tafolla motioned to approve the bills paid in the amount of $2,097,128.59; seconded by Vice President Sprick. The motion was approved unanimously.

COUNCIL MEETING MINUTES MAY 4 & 6

Vice President Sprick motioned to approve the Council meeting minutes of May 4, 2026 with one edit; seconded by Councilmember Matos. The motion was approved unanimously.

Councilmember Tafolla motioned to approve the Council meeting minutes of May 6, 2026; seconded by President Norris. The motion was approved unanimously.

DISCUSSION ITEM

NVF STEPS DISCUSSION

Borough Manager Coleman noted we have had discussions on the former NVF site for many years and considering that we have a relatively new Council, it is an appropriate time to reset and make sure staff and the Planning Commission (PC) are working on Council's priorities, as we take our direction from Council. There is no vote expected this evening, just a discussion on the options. Essentially, we could leave the site as-is and not make any changes to the zoning, we could reconsider how the OI-2 (Office/Industrial) Ordinance was written. We could ask staff and PC to go back into the rezoning process, but with different or slightly different objectives, such as an all industrial use, all commercial use, mixed use, or the current plans with some combination of other uses; or from a process perspective, we could try to gain more public input and essentially table the formal votes for the time being. We are happy to consider and capable of researching potential new uses for the site. The question for Council is what this body would like staff and PC to focus their efforts upon.

Discussion ensued among Councilmembers regarding residential use of the site with concerns regarding infrastructure, affordability and the state of remediation. A mixed-use site was of interest to most Councilmembers, and all were in favor of remediating the site. The need to be proactive was discussed, as the property owner dictates what is built and then the site is remediated to meet that level.

Public comments were received from Charla Watson, John Thomas, Leigh Kelleher, Carrie Dickmann, Holly Peters, Troy Thompson, Austin Coleman, and Todd Opplinger.

President Norris polled Council on whether to have the PC share their presentation on the history of the former NVF property at the July Council meeting and all agreed.

PUBLIC COMMENTS

Troy Thompson, 612 D. Street, distributed a memo to Council and would like clarification regarding PC minutes that have recently been posted to the website.

Charla Watson, 523 Magnolia Street, shared her frustration that Council does not follow Roberts Rules of Order. She does not believe the town wants the old NVF site developed for residential because the land has not been remediated.

Gail Taft, 228 N. Broad Street, commented on traffic and pedestrian safety on N. Union St. at Fairthorne, noting it is not a safe place for a crosswalk. She suggested adding a crosswalk at Sickle Street, crossing from east to west rather than at Fairthorne. She also suggested adding a speed bump, more signage and more speeding enforcement.

John Thomas, 406 S. Broad Street, commented that we will not get affordable housing out of the NVF property. He suggested making it a park.

Sandy D'Antonio, 220 N. Broad Street, agreed that Fairthorne is a dangerous area for a crosswalk, but that the idea of a crosswalk at Sickle might work. She thanked staff for sending the text regarding the meeting schedule.

FINAL COMMENTS

President Norris thanked everyone for attending this evening and noted there is no Wednesday meeting. The next Council meeting is on Monday, July 6, 2026.

ADJOURMENT

With no other public comments, President Norris adjourned the meeting 10:33 p.m.

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Rachel J. Berkowitz, Borough Secretary