

**AVONDALE BOROUGH  
COUNCIL MEETING  
January 27, 2009**

**Members Present:** Glenn Allen, Bob Cleveland, Steve Frye, Fred Hessenauer  
**Absent:** Pat Longen, Fred Bryan, Sali Cosford Parker

**Guests Present:** Jamie MacCombie, Glenn Diehl, Tom Lowry, Pete Lau, Nick Fabbriatore, Bill Reilly, Jerry Poe, Jim Duffy, Bill Webb, Everett Butcher, Jr.

After the Pledge of Allegiance, Vice President Allen called the meeting to order at 6:15 p.m.

**PUBLIC COMMENT**

**EVERETT BUTCHER, JR. – USE OF BOROUGH OFFICE**

Mr. Butcher said he is Chairperson for the Democratic Committee, Precinct 10, Zone 6 and he is requesting permission to use the Borough Hall for a committee meeting on February 10<sup>th</sup> at 7:00 p.m. and on the 2<sup>nd</sup> Tuesday of each month with approximately 12-14 people.

Steve Frye said he is Chairman of the Property & Equipment Committee and this matter falls under this Committee. Mr. Frye asked Mr. Butcher if there was anyway he could hold the meeting during business hours. Mr. Butcher said most of the members are employed so it is not possible to have the meeting during business hours. Mr. Frye said the reason he asked this question is because all the Borough's records are stored in this building and we always like someone associated with the Borough to be here when there is an outside organization using the building, during the day the Secretary is here. Mr. Frye said his next question is if someone is to be here while the meeting is taking place in the evening, would the Democratic Committee be willing to compensate them. Mr. Butcher said he is not authorized to make that decision.

Mr. Frye said there is no issue with the Democratic Committee using the building on February 10<sup>th</sup> because Mr. Frye said he is willing to be here and will do it for free. The Property & Equipment Committee will be meeting on February 17<sup>th</sup> at 5:30 p.m. and will discuss the use of the building for the 2<sup>nd</sup> Tuesday of each month because the original request was just for February 10<sup>th</sup>.

Glenn Allen said that Mr. Butcher spoke to the Secretary and requested use of the building on February 10<sup>th</sup> and that is what is on tonight's agenda. Mr. Butcher can attend the Property and Equipment Committee meeting on February 17<sup>th</sup> to discuss using the building throughout the year on the 2<sup>nd</sup> Tuesday of each month and the Property & Equipment Committee will bring it to council for approval.

Steve Frye made a motion to approve the Democratic Committee, Zone 6, Precinct 10 use of the Borough Hall on February 10<sup>th</sup> at 7:00 p.m., 2<sup>nd</sup> by Bob Cleveland, motion carried.

**ZONING OFFICER'S REPORT**

Tom Lowry gave the following report:

**VISION PARTNERSHIP PROGRAM**

Contacted the Chester County Planning Commission regarding the Vision Partnership Program and they said that Avondale is eligible for a Planning Grant to update the Comprehensive Plan, Zoning & Subdivision Ordinances. The Grant is in the amount of \$50,000 that can be utilized in two forms.

1) In-Kind Grant – Planning Services through Chester County Planning Commission – Basically the County acts as the Consultant in preparing the update. The Borough is responsible for 25% of the cost payable over two (2) years. The remaining 75% is absorbed by the County.

2) Cash Grant – The Borough hires a private Planning Consultant to assist the Borough in the update. The Borough is responsible for 100% of the costs including the 25%. The Borough must pay all cost incurred as billed from the private consultant. The dollar amount minus the 25% is reimbursed upon successful completion and adoption of the update.

Mr. Lowry said he would like approval from Council to move forward and request the application from the CCPC. Glenn Diehl said he doesn't see any problem requesting the application because at this point it is not binding. Bob Cleveland made a motion to give Tom Lowry permission to request the application from the CCPC, 2<sup>nd</sup> by Fred Hessenauer, motion carried.

### HOUSING COMMITTEE

Steve Frye gave the following report:

#### TENANT AND LANDLORD ADVISORY

Council received a copy of the letter that the majority of the Housing Committee approved. Steve Frye made a motion to send the Rental Units Tenant and Landlord Advisory letter to all property owners, the Mission, and place a copy in the next newsletter, 2<sup>nd</sup> by Fred Hessenauer, Bob Cleveland said the notice is going to be posted and sent to the property owners, is it being sent it to any of the tenants? Mr. Frye said if we have the tenants names and addresses we will also send the notice to them because we are going to try and cover as many people as possible. Tom Lowry said he recommends changing the words "Inspection Checklist" to "Regulations". Steve Frye added to the motion to cross out "Inspection Checklist" in the last paragraph of the letter and replace it with "Regulations", 2<sup>nd</sup> by Fred Hessenauer, motion carried.

#### RENTAL OCCUPANCY REVIEW BOARD - ORDINANCE #213

We need to create a Rental Occupancy Review Board which consists of three members with one, two and three year terms. The purpose of the review board is if the Code Enforcement Officer issues a Notice of Violation to a homeowner, the owner has a right to file a Notice of Appeal. This Notice of Appeal would be brought to the Rental Occupancy Review Board. After some discussion, the Review Board will be appointed at the February 17<sup>th</sup> Council meeting.

Steve Frye made a motion to adjourn the meeting at 7:00 p.m., 2<sup>nd</sup> by Fred Hessenauer, motion carried.

Respectfully submitted,

Becky Brownback  
Borough Secretary