

ROSE VALLEY BOROUGH  
COUNCIL MEETING  
March 11, 2026

The monthly meeting of the Rose Valley Borough Council was held on March 11, 2026 in the main room of the Old Mill. President of Council Matt Sullivan called the meeting to order at 7:30 p.m. Other Council members present were Leonard Busby, Joe Hare, Cheryl Harner, Kathryn Meehan, Tony Orr and Shannon Prown. Mayor Bill Hale, Treasurer Chris Bourke, Controller Lynn Finelli, Solicitor G. Guy Smith, Borough Engineer Matt Houtmann and Secretary Paula Healy were also present.

Residents attending the meeting were Cindy Holston and Ron Ploeg. Guests attending the meeting were Rod Stanton, Head of School at The School in Rose Valley, Alex Rodriguez, a civil engineer with Catania Engineering Associates, and Chris Smith, son of G. Guy Smith.

MINUTES

After the Pledge of Allegiance, the Minutes of the February 11, 2026 Council meeting were approved on a motion made, seconded, and carried 7-0.

ALTERNATE SOLICITOR

Mr. Sullivan explained that the need to have an alternate solicitor available has been highlighted by Solicitor Smith's absences due to health issues over the last several months. He noted an engagement letter laying out the hourly rates Robert W. Scott, P.C. would charge to serve in this capacity should the need arise, and also noted that Mr. Scott currently serves as the solicitor for Nether Providence Township and Swarthmore and Lansdowne Boroughs and has extensive municipal experience. Mr. Sullivan asked for a motion to approve Bob Scott as alternate solicitor. Shannon Prown made this motion, which was duly seconded and carried 7-0. Mr. Scott also serves as legal counsel for the School in Rose Valley regarding real estate matters, which would have presented a conflict of interest if he had acted as the alternate solicitor at tonight's meeting where a legal matter concerning SRV is on the agenda. Since it was anticipated that Mr. Smith would still be convalescing tonight, an engagement letter for Carl Ewald to serve as alternate solicitor at tonight's meeting was also on the agenda. However, since G. Guy was unexpectedly able to make the meeting, consideration of this letter was tabled.

PUBLIC COMMENT

Cindy Holston asked if Council was considering opposing the construction of a Liquefied Natural Gas (LNG) export facility near Chester as some other municipalities have done. Mr. Sullivan indicated this issue had not yet come up, but that Council would now look into it. Cindy offered to provide more information to the Borough's Environmental Advisory Council for its next meeting.

PLANNING

Ms. Prown reported that a Planning Commission meeting was held on March 5, 2026 to review a proposed Land Development Plan submitted for Act 247 Review by The School in Rose Valley (SRV) for the construction of a second round “Ger”, or Yurt, building and the placement of a future third Ger building, including stormwater management infrastructure for all three Ger buildings. She noted that SRV had attended the May 8, 2025 Planning Commission meeting to discuss locations for the second and third Ger buildings away from very-steep (> 25 percent) slopes after they were informed that the Borough’s Environmental Ordinance prohibits construction on such slopes unless within 50 feet of existing occupied structures. Borough Engineer Matt Houtmann also attended last Thursday’s Planning Commission meeting and provided a letter dated March 5, 2026 with his review comments. SRV was then asked to provide an overview of the Plan.

Head of School Rod Stanton thanked the Planning Commission and Mr. Hale for their help in arriving at acceptable locations for the Gers and then distributed, in the spirit of transparency regarding the school’s future plans, a copy of the SRV Campus Master Plan dated February 15, 2025 prepared by Voith & Mactavish Architects. He noted that the locations of the Gers on the Land Development Plan are further up the hill from Ridley Creek than those shown in this report so that the Gers are no longer on very-steep slopes. He also reported that SRV has reached out to the Traymore Homeowner’s Association about installing trees to screen the parking area adjacent to Traymore, as requested at the recent Planning Commission meeting, and that they are also addressing Matt Houtmann’s review comments to ensure stormwater will properly flow to the new seepage basin.

Alex Rodriguez of Catania Engineering then reviewed the plans explaining that the second Ger would be 34.5 feet in diameter, slightly larger than the first Ger at 30 feet, and would have a bathroom and kitchenette, which the first Ger did not have. The Ger and associated decking and walkways would be elevated on posts set on footings which would avoid regrading of the ground. The Gers are prefabricated structures which come as a kit. An underground stormwater management seepage bed would be constructed to collect water from elsewhere on campus to compensate for the increased impervious surface created by the Gers. Alex explained that he had added certain notes to the Plan and will verify site flow patterns to address Matt Houtmann’s review comments. SRV intends to have the second Ger completed by the end of the summer in time for the next school year. A letter from the Delaware County Planning Department dated March 10, 2026 has also been received with staff comments for the upcoming Plan review at the March 24, 2026 Delaware County Planning Commission meeting. Mr. Busby asked about stormwater management and Mr. Rodriguez explained that the new compensatory seepage basin is sized to handle the increased runoff from all three Gers: the existing one, the proposed second one and a future third one. Ms. Mehan asked how the Gers will be used. Mr. Stanton explained that fundraising for the first Ger envisioned that it would be used as a library, but that increased student enrollment resulted in it being repurposed as a 5<sup>th</sup>/6<sup>th</sup> grade classroom this year. When completed, the second Ger will be used as a classroom, and the first Ger will become a library as originally intended.

Mr. Sullivan asked for a motion, consistent with the Planning Commission’s recommendation from its March 5 meeting, to grant final approval of the proposed Plan conditioned upon: 1) Addressing any comments received from the Delaware County Planning Commission to Matt

Houtmann's satisfaction; 2) Addressing the comments Matt Houtmann provided in his March 5<sup>th</sup> letter to his satisfaction; and 3) Providing a landscaping plan that satisfies Matt Houtmann and depicts replacement trees for the Ger project, adequate screening for the SRV parking area adjacent to Traymore, and a designated area for contractor staging and parking during the Ger project. Ms. Prown made this motion which was duly seconded and carried 7-0.

### ENVIRONMENT & EAC

The Borough plans to do a streambank stabilization stormwater management project as required under its 5-year Municipal Separate Storm Sewer System (MS4) general permit from PA DEP which was approved in 2022. The project will involve regrading and preparing 100 lineal feet of streambank on both sides of Vernon Run on Rose Valley Swimming Pool property in late fall of 2026 for installation of live-stake fascines during the optimum timeframe of February through early March of 2027. The EAC received several proposals for the preparation of bidding documents for this project and recommends that the Borough contract with Forrester Landscape Studio for this work. Mr. Busby made a motion that Council approve hiring this landscape architect to prepare the bidding documents at a cost of \$4,160 for plans, sections, specifications and details necessary for bidding and installation. The motion was seconded and passed 7-0. It was noted that the project was estimated to cost in the neighborhood of \$30,000 in 2021 as part of the Borough's permit application. It will be paid for, in part, using the \$17,414 the Borough received in May of 2023 from a Monsanto PCB class-action settlement and placed in the Capital Reserve Fund for future environmental work. This money will be supplemented by funds in the Road Improvement Fund from Aqua PA for the trench restoration, milling and overlay of Longpoint Lane, since the Borough will be able to do the road work for considerably less than the amount contributed by Aqua.

EAC member Kathy Siwicki will lead this year's "Free the Trees" event to remove English ivy from trees on April 11 with the rain date on April 12. Her volunteer group will also offer to work on private properties this year, in addition to the usual Borough and institutional properties, if homeowners want their trees freed. The EAC Annual Native Plant Sale will be held on Sunday, April 26, 2026 from 1:00 to 4:00 under the pavilion at the Old Mill with the help of the Rose Valley Gardeners.

### HIGHWAYS, INSURANCE & TECHNOLOGY

Mr. Orr had nothing new to report.

### LIBRARY

Ms. Meehan reported that a Food Truck Friday fundraiser is coming up on April 24 from 5:30 to 7:30 pm and that Delco Gives Day, sponsored by The Foundation for Delaware County, will officially take place over a 24-hour period May 6-7, although every gift made to the Library between April 1 and May 7 will be increased by bonus Delco Gives funds. The elevator has been repaired, and the lower level has a new sump pump system thanks to private donor contributions. The Library Board will have about 5 members leaving at the end of the year and

is looking for people to replace them. Please contact Kathryn or the Library if you are interested in joining the board or have someone you would recommend.

## PUBLIC SAFETY

Ms. Harner reported that it would cost \$3,000 annually to receive monthly data reports from All Traffic Solutions for the two Rose Valley Road speed devices and that she has asked State Representative Leanne Krueger about possible sources of funds to cover this cost. She also will look into the possibility of manually retrieving data periodically now that the cold weather has broken. The February Police Report showed 6 calls for services including 1 motor vehicle crash, 1 investigation, 1 disabled motorist, 1 patrol check, 1 animal debris on the road, and 1 DUI. State Police liaison officer David Nguyen also provided a Rose Valley Borough Crime Summary from 1/1/2023 to 12/31/2025. The February Fire Report showed two emergency calls for automatic fire alarms. Ms. Harner has been attending the working group meetings with representatives from Media, Rose Valley, Rutledge and Swarthmore Boroughs and Nether Providence and Upper Providence Townships regarding the possible formation of a joint Authority to provide emergency medical services (EMS). The group is now trying to determine what the projected cost to provide such services would be using ambulances from Media and Swarthmore.

Ms. Harner also distributed a copy of an article from The Swarthmorean regarding South Media and Garden City Fire Companies in Nether Providence Township and Swarthmore Fire & Protective Association (SFPA). The article noted that declining volunteerism, rising apparatus costs, and concerns about response reliability prompted a study which recommended moving toward a unified command structure and more coordinated apparatus purchasing. Garden City Fire Company and SFPA have agreed to participate in an interim unified command structure while South Media Fire Company has not yet committed. It was noted by G. Guy Smith and Matt Sullivan that most local volunteer firefighters now tend to be well along in their years and that a day of reckoning is fast approaching when municipalities will need to move toward paid staff, as Swarthmore has already had to do.

## FINANCES

Mr. Bourke reported that he had reconciled the Borough's bank accounts as shown in the February Status of Funds. Mr. Hare went over the February Income Reports which showed total income of \$59,919.04 and Ms. Finelli reviewed the March Bills for Approval. The Bills for Approval in the amounts of \$39,616.83 from the General Fund including a \$15,303 payment for 2026 casualty & liability insurance, \$9,045.00 from the Highway Aid Fund for snow and ice management, and \$597.60 from the Road Improvement Fund for street lighting were approved on a motion made, seconded and carried 7-0.

The Borough received its annual highway aid Liquid Fuels payment from the State in the amount of \$29,699.35 on March 5, 2026. Mr. Sullivan therefore asked that Council approve the repayment of the \$29,000 loan which was made from Capital Reserve to the Highway Aid Fund to cover snow and ice management costs until the highway aid payment was received. Repayment of the loan was approved on a motion made, seconded and carried 7-0.

### MAYOR'S REPORT

Mr. Hale remarked that he was glad to see Solicitor G. Guy Smith back at Council and recovering well from surgery for his broken hip.

### SOLICITOR'S REPORT

Mr. Smith provided Council with a copy of his letter to Fischer, Cunnane and Associates, the Borough's Auditors, advising that there are no legal actions threatened or pending against the Borough.

There being no further business, the meeting was adjourned at 8:40 p.m. on a motion made, seconded and unanimously passed.

Paula W. Healy, Secretary