

A G E N D A

Borough Council Worksession Meeting
February 15, 2022 @ 7:00 PM

Patrick McCoy	Member, 1 st Ward	Term Expires: 12/31/25
Nick Allen	Member, 2 nd Ward	Term Expires: 12/31/23
Brian McGinnis	Member, 3 rd Ward	Term Expires: 12/31/25
Michael Stefano	Member, 4 th Ward	Term Expires: 12/31/23
Sheila Vaccaro	Member, 5 th Ward	Term Expires: 12/31/25
Bernie Flynn	Member, 6 th Ward	Term Expires: 12/31/23
Lisa Dorsey	Member, 7 th Ward	Term Expires: 12/31/25

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Public Hearings:

Liquor License Hearing at 6:00 P.M.

44 West Gay Street; Blaze West Chester, LLC

The Applicant is requesting Borough Council approval of an intermunicipal transfer of a restaurant liquor license from Tredyffrin Township to West Chester Borough. The Applicant proposes to use the liquor license at a new restaurant to be located on the ground floor of a building known as 44 West Gay located at 44 West Gay Street, West Chester Borough.

Amendment to Chapter 104 at 7:00 P.M.

Chapter 104 titled "Vehicles and Traffic," Section 104-45 to add a handicapped parking space at 3 South Brandywine Street and to remove a handicapped parking space at 215 West Lafayette Street.

Borough Council Meeting at 7:00 P.M.:

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda
- 4) Announce the purpose of the January 18, 2022 Executive Session
- 5) Boards/Commissions/Committees Interview: Community Campus Committee
James Cappello; Manager - Saloon 151
- 6) Annual report and presentation of Pop-Up Metro Shuttle Concept
Jo Ann Kelton and Tom Hickey - Committee to Reestablish Rail Service to West Chester

Administration, Communication & Technology Committee

- 7) Schedule a Public Hearing on March 16, 2022 at 7:00 P.M. to amend Chapter 81, “Plastic Bag and Plastic Straw Regulations” (*attachment*)

Committee Recommendation: 3-0

Public Works Committee

- 8) Enter into a 1-year contract extension with ServiceMaster Services for custodial services in the amount of \$55,212.12

Committee Recommendation: 3-0

- 9) Enter into a contract with Stonewood Landshaping, Inc. for the Marshall Drive Streambank Restoration Project in the amount of \$106,950.00 (*attachment*)

Committee Recommendation: 3-0

- 10) Approve the easement agreements for the Marshall Drive Streambank Restoration Project between the Borough of West Chester and Property Owners: (*attachment*)

- UPI 1-2-41 (John McDermott)
- UPI 1-2-42 (Jessica S. & Matthew W. Payne)
- UPI 1-2-43 (Amanda K. Martin)
- UPI 1-2-44 (John L. & Terese M Daly)
- UPI 1-2-50 (Stanley M. & Lisa D. Alexander)
- UPI 1-2-60 (Michael & Kathryn Meredith)
- UPI 1-2-61 (Joseph V. & Dorothy J. Losito)
- UPI 1-2-62 (Barbara J. & Philip C. Haag)
- UPI 1-2-63 (James Christopher DeAngelo)

Committee Recommendation: 3-0

- 11) Discuss the Resolution to abandon West Gay Street, from North Matlack Street to North New Street (*attachment*)

Committee Recommendation for further discussion at the February 15, 2022 Worksession: 3-0

- 12) Approve the sale of a 2014 Police Ford Explorer Interceptor SUV on MuniBid

Committee Recommendation: 3-0

- 13) Accept a \$1,000 donation from Matthew Adams in exchange for portions of a fallen oak tree on Borough property

Committee Recommendation: 3-0

- 14) Enter into a contract with Hough Associates for the Act 101 Annual Report and PA-DEP 904 Recycling Performance Grant (*attachment*)

Committee Recommendation: 3-0

Parking Committee

- 15) Direct the Borough Manager and Solicitor to draft a formal agreement with the West Chester Business Improvement District for advertisement signs at the Chestnut Street Garage

Committee Recommendation: 3-0

Public Safety, Events & Quality of Life

- 16) Appoint a member of the Public Safety Committee to the Community Campus Committee

Committee Recommendation for further discussion at the February 15, 2022 Worksession: 3-0

- 17) Discuss the request from the Civil Service Commission to begin the process for the Police Entry Examination and the Promotional Examination (*attachment*)

Committee Recommendation for further discussion at the February 15, 2022 Worksession: 3-0

- 18) Discuss entering into a Professional Services Agreement with David MacMain, Esquire to provide legal services to the Civil Service Commission (*attachment*)

Committee Recommendation for further discussion at the February 15, 2022 Worksession: 3-0

- 19) Discuss generating an Eligibility List for hiring and promoting police officers

Committee Recommendation for further discussion at the February 15, 2022 Worksession: 3-0

Finance & Revenue Committee

- 20) Deny the request from the County of Chester for partial exoneration of the 2021 real estate taxes for the property located at 313 West Market Street (*attachment*)

Committee Recommendation: 3-0

- 21) Discuss the use of ARPA funds for HVAC and Building Management Improvements in the Borough Administration Building; and, the Downingtown Pike Street Pedestrian Improvements Project

Committee Recommendation for further discussion at the February 15, 2022 Worksession

- 22) Consider entering into a Professional Services Agreement with Arro Consulting for temporary Public Work Services subject to Solicitor review

Committee Recommendation: 3-0

Smart Growth Committee

23) Consider sending the Solicitor to attend the Zoning Hearing Board to represent the Borough relative to the following Zoning Hearing Applications (*attachment*)

a. 363 E. Biddle St; Lauren A. Pucci/ Brendan P. Burke, LLC

Applicants seek relief from Section 112-802.J to allow accessory building within the 5-foot yard set-back.

b. 220 Price St; Drew Braun/Paul Bauder, Bauder Construction, Inc.

Applicants seek relief from Section 112-802.J. to allow accessory building within the 5-foot side and rear lot line set back.

c. 333 Granite Alley; Michael Loveless/The Artillery Brewery Company & 342 Hannum Avenue; Daniel Shaw/Wrong Crowd Beer Company

Applicants seek relief from Section 112-702.B(1) to allow the installation of an off-premises sign.

d. 410 W. Chestnut St; Jaramillo REH LLC & Gustavo A.Mesa

Applicant seeks relief from Sections 112-602.D to allow for parking area within 40-feet of an intersection as required by Section 97-27.1.C.

e. 408 W. Chestnut St; Nomad Four LLC (Carlos Mario Montoya)

Applicant seeks relief from Sections 112-602.D to allow for parking area within 40-feet of an intersection as required by Section 97-27.1.C.

Committee Recommendation: 3-0 for no Solicitor representation at the Zoning Hearing Board relative to Zoning Applications a) thru e)

24) Discuss entering into a 3-year agreement with CGI Communications for a lamp post banner project; and, approve a Call for Artists for the art on the banners (*attachment*)

Committee Recommendation: 3-0

25) Approve the CLG Letter of Support for the Lincoln Building Restoration Grant; 28 West Market Street (*attachment*)

Committee Recommendation: 3-0

26) Discuss the petition by Split Rail for an additional raised dining platform; 15 North Walnut Street (*attachment*)

Committee Recommendation for further discussion at the February 15, 2022 Worksession

27) Approve the January 2022 HARB Certificates of Appropriateness (*attachment*)

a. 2021-40: 13 E. Gay St-Rite Aid-Jeanne Dubil-Cima Network

Proposed work: Continued discussion of window graphics.

Recommendation: *The Board recommends a Certificate of Appropriateness for Application 2021-40 with the following conditions; that the window graphics in Option 3B 4, 5, and 6 be installed in windows 1, 2, and 3 and graphics in Option 3C 1, 2, and 3 be installed in windows 4, 5, and 6 and that the tone of the two images be adjusted so that both images have a matching sepia tonal quality to their color and that captions be included on the image panels to identify the location and era of the photo, as coordinated with the Chair of the Historic Commission Tom Walsh or Malcolm Johnstone, Senior Program officer of the Cultural Alliance.*

b. 2022-01: 39 S. High St-Chris Knight

Proposed work: Asbestos siding replacement.

Recommendation: *The Board recommends a Certificate of Appropriateness for Application 2022-01 with the following conditions: that the new finish material be James Hardie “cedar” shake siding with Hardie corner boards, and all trim at windows, doors, walls, cornice, etc. will be repaired or replaced with wood or paintable composite material to match the profiles and dimensions of the existing.*

Committee Recommendation: 3-0 to approve HARB Certificates of Appropriateness a) and b).

28) Other Business:

- a) Appoint a member of the Borough Council to the West Chester Council of Governments
- b) Appoint a member of the Brough Council to the West Chester Business Improvement District Board of Directors
- c) Approve the December 2021 Borough Council Meeting Minutes
- d) Approve the January 3 2022 Borough Council Meeting Minutes

Adjournment

How to Engage in Public Comment During a Borough Council or Committee Meeting

Public Comment is heard at three different points during Borough Council meetings:

- **BEFORE CONSIDERATION OF ITEMS ON THE AGENDA** - The public is permitted to make public comment on any matter not on the agenda. You will have three minutes to make your statement, unless the President or Chair has announced otherwise, so please come prepared.
- **BEFORE ACTION** on a motion or an agenda item. Public Comment at this stage is limited to the item under discussion. As above, please keep your comments to three minutes.
- **AFTER ACTION ON ALL AGENDA ITEMS HAVE BEEN ACTED**. Public Comment is open to any legitimate item of business that can be considered by Council or the Committee. Again, please keep your comments brief.

How to make a comment:

- The President or Chair will announce an opportunity for public comment, either on a specific issue or generally, depending on where we are in the agenda (see above).
- After you are recognized by the President or Chair, come to the microphone, and state your name and address for the record.
- You may then make your comment or ask your question. As noted above, you will have three minutes to make your statement, unless the President or Chair has announced otherwise.