

*This meeting is being audio recorded for public record*

**A G E N D A**

Borough Council Worksession Meeting

**401 East Gay Street**

**West Chester, PA 19380**

June 15, 2021 @ 7:00 PM

**Borough Council Members:**

Michael Galey, Esquire	President, 3 <sup>rd</sup> Ward	Term Expires: 12/31/21
Donald Braceland, Vice President	Vice President, 5 <sup>th</sup> Ward	Term Expires: 12/31/21
William J. Scott, Esquire	Member, 1 <sup>st</sup> Ward	Term Expires: 12/31/21
Nick Allen	Member, 2 <sup>nd</sup> Ward	Term Expires: 12/31/23
Michael Stefano	Member, 4 <sup>th</sup> Ward	Term Expires: 12/31/23
Bernie Flynn	Member, 6 <sup>th</sup> Ward	Term Expires: 12/31/23
Lisa Dorsey	Member, 7 <sup>th</sup> Ward	Term Expires: 12/31/21

**Mayor:** Jordan Norley

**Borough Manager:** Michael A. Perrone, C.B.O.

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**Public Hearing at 7:00 P.M.**

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the Code of the Borough of West Chester, specifically Chapter 77, titled "Parking Program, Residential", Section 77-3(b)(1), titled "Permit Area A" to add the 200 block of Lacey Street between Maple Alley and South Franklin Street to Permit Parking Area A; and to amend Chapter 104, titled "Vehicles and Traffic", Section 104-16, titled "Stop Intersections Established" to authorize the installation of a stop sign at the intersections of Miner Street and Darlington Street and Miner Street and New Street; and Section 104-32, titled, "Parking Prohibited During Certain Hours" to prohibit parking on several sections of the south side of Rosedale Avenue from South Adams Street to Joseph Alley on Wednesdays from 8:00am to 11:00am.

**Borough Council Meeting**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda

➤ Administration, Communication & Technology Committee

- 4) Enter into a one-year contract with ECOvanta Electronic Waste at a cost of \$.030/lb. for Non-Covered Electronic devices (*attachment*)

*Committee Recommendation 3-0*

- 5) Discuss establishing a policy to store Borough Council Meeting sessions on social media

*Committee Recommendation 3-0*

- 6) Authorize the Borough Manager to execute a 15-year Power Purchase Agreement, and an initial 3-year energy supply contract, with a supply cost equal to or less than \$51/MWh commencing in 2024 (*attachment*)

*Committee Recommendation 3-0*

- 7) Approve the Resolution for the West Chester Downtown Foundation annual *Up on the Roof* event at the Chestnut Street Garage on September 25, 2021 (*attachment*)

*Committee Recommendation 3-0*

➤ Public Works Committee

- 8) Enter into a contract with O'Donnell & Naccarato for structural design repairs to the Bicentennial Garage in the amount of \$45,600 (*attachment*)

*Committee Recommendation 3-0*

- 9) Enter into a contract with Structured Solutions, LLC for sanitary sewer manhole rehabilitation in the amount of \$54,460 (*attachment*)

*Committee Recommendation 3-0*

- 10) Enter into a contract with M&A Coatings for stairway handrail re-painting at the Chestnut Street and Bicentennial parking garages in the amount of \$94,400 (*attachment*)

*Committee Recommendation 3-0*

- 11) Enter into a contract with Glasgow, Inc., to purchase asphalt materials and crushed stone in 2021 in accordance with the attached list of unit prices by the ton (*attachment*)

*Committee Recommendation 3-0*

- 12) Enter into a contract with DiRocco Bros., Inc. for emergency services for 2021 and 2022 in accordance with the attached list of hourly rates (*attachment*)

*Committee Recommendation 3-0*

- 13) Approve the use of ADIOS Organic weed killer in West Chester Borough Parks (*attachment*)

*Committee Recommendation 3-0*

➤ Parking Committee

- 14) Schedule a date for a Public Hearing and authorize the Solicitor to prepare an ordinance amendment to Chapter 77 for recommended changes to residential parking guest pass regulations (*attachment*)

*Committee Recommendation 3-0*

- 15) Schedule a date for a Public Hearing and authorize the Solicitor to prepare an ordinance amendment to Chapter 104-45 to install a handicap parking space at 333 East Miner Street (*attachment*)

*Committee Recommendation 3-0*

➤ *Finance & Revenue Committee*

- 16) Enter into a contract with PlayPower LT Farmington for the purchase and installation of playground equipment at Marshall Square Park at a cost of \$45,052.40 (*attachment*)

*Committee Recommendation 3-0*

➤ *Smart Growth Committee*

- 17) Discuss Zoning Hearing Application (*attachments*)

- a. ZHB #984 – 28 East Virginia Avenue / Karen & Bruce Cavin  
Applicant seeks a variance from Section 112-88.J to allow for an accessory structure that is not 10-feet farther back than the rearmost portion of the principal building.

*Committee Recommendation 3-0 for no Borough Solicitor representation at the Hearing*

- 18) Approve the May 2021 HARB Certificate of Appropriateness (*attachments*)

- a. 2021-19: 322 North High Street – Remax Direct/Rich Shurkoff  
*Proposed work:* Proposed new double sided post mounted sign to be installed in the front yard of the property.

*Recommendation from HARB: Approved as presented.*

- b. 2021-20: 329 North High Street – Thomas Dougherty  
*Proposed work:* Proposed new fence at juncture of side-yard and alley; replacement of existing fence; proposed new fence to extend to juncture of side yard and front yard. Fence to be 6' cedar slats as seen throughout the Borough. – Also proposed: completing rear portion of house so that it mirrors the other half of the Georgian twin. The ground floor footprint will not change; the second floor and third floors will expand to form a continuous rear and side façade. Windows and doors will be re-arranged per drawings to bring the fenestration rhythm in keeping with the rest of the house.

*Recommendation from HARB: Approved with the following conditions:* The Board recommends a Certificate of Appropriateness for Application 2021-20 with the additional options; the portion of the fence along the alley could be either built as shown along the property line but also inset from the edge of the carriage house by 8"-12" and that the HARB would like to see all of the cedar fence on the lot replaced with new cedar fencing; also that both options for the eave/gutter condition discussed were acceptable. (1) Keep the pole gutter on the existing bay, and have the applied gutter on the addition terminate in the corbeled brick cornice or (2) remove the existing pole gutter and apply a gutter to the existing bay and match the gutter placement on the proposed third floor addition.

***Committee Recommendation 3-0 to approve May 2021 HARB Certificate of Appropriateness a and b***

19) Other Business:

a) Approve the May 19, 2021 and May 26, 2021 Borough Council Meetings 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.