

This meeting is being audio recorded for public record

A G E N D A
Borough Council Meeting
July 18, 2023 @ 6:30 PM

| | | |
|-----------------------------|------------------------------|------------------------|
| Michael Stefano, President | Member, 4 th Ward | Term Expires: 12/31/23 |
| Lisa Dorsey, Vice President | Member, 7 th Ward | Term Expires: 12/31/25 |
| 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 |
| Sheila Vaccaro | Member, 5 th Ward | Term Expires: 12/31/25 |
| Bernie Flynn | Member, 6 th Ward | Term Expires: 12/31/23 |

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

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
- 4) Announce offer of employment of West Chester Borough Police Officer, by Mayor DeBaptiste
- 5) Discuss baseball field use agreement (*attachment*)
- 6) Interview for Tree Commission Vacancy

| | | |
|------------|-----------------|------------------|
| Chip Horne | Tree Commission | Borough Resident |
|------------|-----------------|------------------|

- 7) Discuss Short Term Rentals
- 8) Discuss High & Miner Intersection Improvements Project – Kelly Goff, Remington & Vernick Engineers
- 9) Award RFP for Arborist Services (*attachment*)

➤ **Administration, Communication & Technology:**

- 10) Discuss adopting a Resolution to approve the West Chester Borough Voting Ward Map (*attachment*)

No Committee Recommendation

➤ **Parking Committee:**

- 11) Approve a request to waive parking fees at a cost of \$500 at the Chestnut Street Garage for the *Up on the Roof* event scheduled for September 16, 2023 (*attachment*)

Committee Recommendation 3-0

- 12) Approve a Resolution to amend the Fee schedule: 1) Increase business license parking permits to \$125 annually; 2) Increase posting costs to \$100 per block for construction companies; and, 3) Chestnut Street garage bike lockers at a \$100 refundable, annual deposit fee (*attachment*)

Committee Recommendation 3-0

- 13) Authorize the Solicitor to prepare an amendment to Ordinance 104-32, Street Sweeping (*attachment*)

Committee Recommendation 3-0

- 14) Approve an amendment to extend Reef garage management agreement through August 31, 2024 with 3% increase (*attachment*)

Committee Recommendation 3-0

- 15) Authorize the Solicitor to amend Chapter 104-55.1, *Unlawful Operation of Business*, and schedule a Public Hearing on August 16, 2023 (*attachment*)

Committee Recommendation 3-0

➤ **Public Works Committee:**

- 16) Approve the sale of 1986 portable generator and 2007 Aquajet vacuum trailer

Committee Recommendation 3-0

➤ **Smart Growth Committee:**

- 17) Consider Solicitor attendance for Zoning Appeal #1006 of 530 E. Union St - seeks a Special Exception to operate a Child day-care center pursuant to Section 112.304.D. (*attachment*)

Committee Recommendation 2-0 for no Solicitor representation at the Zoning Hearing

- 18) Schedule a Public Hearing Date to amend the Zoning Code, amending the definition of Agricultural Use and provide a definition of Community Gardens, August 16, 2023

Committee Recommendation 2-0

- 19) Approve June 2023 HARB submissions recommendations (*attachment*)

- a) 2023-14: 104 E. Gay St/Jose Oliva**
Proposed work: Sign-Lacava Coffee Company

Recommendation: *Approved with the following changes: The Board recommends a Certificate of Appropriateness for Application 2023-14 with the following alterations; The sign be a minimum of 8'-0" above the sidewalk per the Borough sign ordinance.*

b) 2023-18: 106 S. High St-Apt #3/Matt Reichert

Proposed work: Stair and rail replacement

Recommendation: *Approved as submitted: The Board recommends a Certificate of Appropriateness for Application 2023-18*

c) 2023-19: 27 W. Gay St/East Coast Roofing Systems

Proposed work: Roof replacement

Recommendation: *Approved as submitted: The Board recommends a Certificate of Appropriateness for Application 2023-19.*

d) 2023-20 239 E. Market St/Signs ala Carte

Proposed work: Sign-MVP Recovery

Recommendation: *Approved with the following changes: The Board recommends a Certificate of Appropriateness for Application 2023-20 with the following alterations; The background of the hanging and parking signs should be an off white, rather than stark white.*

e) 2023-21 120 N. Church St/Kathryn Allem

Proposed work: Sign-Twin Valley Coffee

Recommendation: *Approved as submitted: The Board recommends a Certificate of Appropriateness for Application 2023-21, as presented with the understanding that the sign ordinance may limit the number of hanging signs on building façade to one sign, and if so, the sign toward the door entrance will be eliminated from consideration*

Committee Recommendation 2-0

➤ **Finance & Revenue Committee:**

20) Approve the purchase of a WCFD Brush truck and upfitting (*attachment*)

Committee Recommendation 3-0

21) Approve the purchase of upfitting for Public Works dump truck (*attachment*)

Committee Recommendation 3-0

22) Authorize the Borough Manager to execute electric and gas purchasing agreements (*attachment*)

Committee Recommendation 3-0

23) Schedule a Public Hearing for firefighter real estate tax credit, August 16, 2023 (*attachment*)

Committee Recommendation 3-0

24) Approve Grant Resolution for DCED Multimodal Transportation Fund – High Street Streetscape Improvements (*attachment*)

Committee Recommendation 3-0

25) Other Business:

- a) Approve the June 20th & 21st – 2023 Borough Council Meeting Minutes

Adjournment

*Note: July 19, 2023 Public Hearings:
@ 6:30 PM:*

- 1) An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, vacating a portion of West Prescott alley between North Darlington Street and North New Street
- 2) An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the code of the Borough of West Chester, specifically Chapter 104, titled “vehicles and traffic” to amend Section 104-45, titled “special purpose parking zones established; parking otherwise prohibited,” to add a handicapped parking space at 610 South High Street and 407 East Barnard Street.
- 3) An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, recognizing the authority of the West Chester Fire Department and Volunteer Fire companies operating within the Borough of West Chester to seek reimbursement for hazardous abatement incidents, environmental incidents and fire safety and rescue responses.
- 4) An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending Chapter 112, titled “zoning”; Section 112-202 to add a definition for “accessory dwelling unit” and to amend the definition of “family”; to amend Section 112-304.b and table 304.b to add accessory dwelling unit as an allowable accessory use in the NC-1, NC-2 and TC-Town Center Zoning Districts; and to amend Section 112-903 titled “accessory uses” to add a new subparagraph i to adopt regulations for accessory dwelling units.