

A G E N D A

Borough Council Worksession
August 20, 2019 @ 7:00 PM
401 East Gay Street
West Chester, PA 19380

Borough Council Members:

Diane C. LeBold, President	President, 2 nd Ward	Term Expires: 2019
Michael Galey, Esquire	Vice President, 3 rd Ward	Term Expires: 2021
William J. Scott, Esquire	Member, 1 st Ward	Term Expires: 2021
Michael Stefano	Member, 4 th Ward	Term Expires: 2019
Donald Braceland	Member, 5 th Ward	Term Expires: 2021
Bernie Flynn	Member, 6 th Ward	Term Expires: 2019
Denise Polk, Ph.D.	Member, 7 th Ward	Term Expires: 2021

Mayor: Dianne Herrin

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

Borough Council Meeting:

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Report on Executive Session – July 17, 2019
- 4) Presentation: Business Improvement District Annual Report to Borough Council
Presented by Mr. Malcolm Johnstone
- 5) Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda

Public Works Committee

- 6) Approve the purchase of two bottle filling stations at the municipal building at a cost not to exceed \$6,200 (*attachment*)

Committee Recommendation 2-0

- 7) Approve a change order from JHL Mowing Services for additional cuts to several Borough owned properties through the end of the 2019 growing season, at a cost of \$7,580.00 (*attachment*)

Committee Recommendation 2-0

- 8) Enter into a three-year contract with JHL Mowing Services to provide mowing services and spring/fall cleanup at Borough properties, at a total cost of \$73,405 per year (*attachment*)

Committee Recommendation 2-0

- 9) Discuss the installation of a bench at 2 West Market Street, in front of Align.Space

Committee Recommendation 1-1

Parking Committee

- 10) Authorize the Solicitor to prepare an Ordinance to remove the loading zone at 31 W Miner Street and install a loading zone at 107 South Church Street; and, to remove the parking meter at 107 South Church Street and install a parking meter at 31 West Miner Street (*attachment*)

Committee Recommendation 2-0

- 11) Approve removing the West Chester University police parking spaces on the ground floor of the Bicentennial Garage to allow for the installation of the EV charging dual port station (*attachment*)

Committee Recommendation 2-0

- 12) Discuss creating a new rate structure for monthly garage parking to include an evening rate, daytime rate and 24/7 rate (*attachment*)

Committee Recommendation 2-0

- 13) Approve a 60-day pilot program to use remote monitoring solutions in the Borough parking garages during overnight hours (*attachment*)

Committee Recommendation 2-0

ACT Committee

- 14) Discuss the use of the “Clean & Green” logo for sustainability programs

Committee Recommendation 2-0

- 15) Enter into a Site Access Agreement with West Chester University for access to the New Street Garage to operate, maintain and repair street-light network gateway radio equipment (*attachment*)

Committee Recommendation 2-0

- 16) Enter into a two-year agreement with Constellation NewEnergy, Inc. for the purchase of electricity at a projected annual savings of \$40,023; and, the purchase of gas at a projected annual savings of \$1,424, January 1, 2021 thru January 1, 2023 (*attachment*)

Committee Recommendation 2-0

- 17) Discuss the Plastics Ban Communication and Rollout Strategy, and approve the anticipated expenses at an approximate cost of \$2,800 (*attachment*)

Committee Recommendation 2-0

- 18) Authorize the Solicitor to draft an ordinance to eliminate term limits for Sustainability Advisory Committee members (*attachment*)

Committee Recommendation 2-0

Public Safety, Events & Quality of Life

- 19) Authorize the Solicitor to prepare an Ordinance for the Borough to enter into a Police Cooperation Agreement with East Bradford Township, January 1, 2020 through December 31, 2023, and schedule a date to hold a public hearing (*attachment*)

Committee Recommendation 3-0

Finance

- 20) Approve the budget modification for the purchase of a new boat for the Fire Department at an approximate cost of \$13,000

Public Safety & Finance Committee Recommendation 3-0

- 21) Approve the budget modification for the purchase of Body Worn Cameras at an additional cost of \$12,935

Committee Recommendation 3-0

Smart Growth Committee

- 22) Discuss Zoning Hearing Board Appeal #965 – 250 East Market Street – 250 E. Market Street Partners, LLC – E. Kahn Development Corp (*attachments*)

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

- 23) Approve July 2019 HARB Applications a thru f, and discuss Application b (*attachments*)

- a) 2019-17: 9 and 7 North Church St – Greg Radford / Mercato Brewery Pub – Front first floor façade changes at neighboring storefronts.
- b) 2019-26: 116 East Gay St – Greg Radford / Avalon – Install operable window panel system on front first floor storefront facade. **HARB RECOMMENDS DENIAL.**
- c) 2019-29: 18 North Church St – John K. Kenna / Latitude Info Security – Install one building mounted sign on front first floor façade
- d) 2019-30: 17 East Gay St – Nathan Houser / JL Architects – Create four or six new window openings on side façade to be filled with aluminum windows.
- e) 2019-31: 151 West Gay St – Greg Radford / Saloon 151 – Install operable wood window system and transom on right storefront.
- f) 2019-32: 126 North Church St – R. Kit Anstey and Deborah West – Replace existing blue awning canvas to be mounted to existing bracket.

Committee recommendation 3-0 to approve July HARB applications in accordance with HARB recommendation a thru f, and to further discuss application b which was recommended for denial.

- 24) Approve the Intergovernmental Agreement to Renew the Borough Certified Local Government Program (*attachment*)

Committee Recommendation 3-0

- 25) Other Business

Adjournment

Items on Wednesday, August 21 2019 - Voting Session Agenda

6:30 PM

- **Public Hearing:** Amendment to Chapter 102, “Trees”

To replace Chapter 102 in its entirety and to enact new regulations and incentives for property planting, removal, maintenance and protection of trees along streets, sidewalks, rights of way, and within parks and public open spaces.

7:00 PM

- **Public Hearing:** Amendment to Chapter 3, “Administrative Code” and “Administrative Boards and Commissions”

To remove Subsection L of Section 3-37, titled “Building, Housing and Fire Codes Appeals Board” and to amend Subsection 3-38.K(2) of Section 3-38 to expand the number of people on the West Chester Library Board from 11 to 13 members.

7:00 PM

- **Public Hearing:** Amendment to Chapter 62, “Garbage, Refuse and Rubbish” to amend the following Sections: Sections 62-1, “Definitions”; Section 62-3 “Disposal Regulations”; Section “62-4 “Public Collection Regulations”; Section 62-6 “Accumulation of Waste and Littering Prohibited”; and, Section 62-14 “Violations and Penalties”

7:15 PM

- **Presentation:** Update on Sewer Rate Study
Presented by: Mr. David L. Busch, Keystone Alliance Consulting