

A G E N D A

Borough Council Worksession Meeting
March 17, 2020 @ 7:00 PM
401 East Gay Street
West Chester, PA 19380

Borough Council Members:

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

Mayor: Dianne Herrin

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

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) Interview: *Committee to Reestablish Rail Service to West Chester*. Term Expiration: 12/31/2021
Mr. James Sargent
- 5) Presentation: PECO Improvement Project: *Mr. Scott Neumann,*
PECO External Affairs Manager - Chester and York Counties

ACT Committee:

- 6) Authorize the Solicitor to prepare an amendment to Chapter 3-38(Q)(2) *Advisory Boards & Commissions - Committee to Reestablish Rail Service to West Chester*, to increase the Committee membership from seven to nine (*attachment*)

Committee Recommendation 3-0
- 7) Approve the request from the Sustainability Advisory Committee to submit comments regarding single-use plastics to Pennsylvania's Independent Fiscal Office (*attachment*)

Committee Recommendation 3-0
- 8) Approve the request from the *Committee to Reestablish Rail Service to West Chester* to Borough Council to submit a letter to the Chester County Planning Commission requesting an updated ridership study to be conducted by the Delaware Valley Regional Planning Commission (*attachment*)

Committee Recommendation 3-0
- 9) Approve the Resolution to accept the Clean Energy Transition Plan as prepared by the West Chester Area Council of Governments (WCACOG); authorize the Borough, as a member of the WCACOG, to implement the Community Engagement strategies; and, issue an RFP for a power purchase agreement (*attachment*)

Committee Recommendation 3-0

- 10) Approve the request from the Sustainability Advisory Committee to submit a letter to PECO supporting natural gas fuel-switching incentives (*attachment*)

Committee Recommendation 3-0

Public Works Committee:

- 11) Enter into a three-year HVAC maintenance contract with NexGen Automation, Inc., at a cost of \$20,915.00 per year for the Municipal Building, Public Works Building, West Chester Library, Bicentennial Garage and Goose Creek Wastewater Treatment Plant (*attachment*)

Committee Recommendation 2-0

- 12) Enter into a contract with Garden State Highway Products Inc., to furnish and deliver the Borough's street and traffic signs at a contract price of \$22,860.92 (*attachment*)

Committee Recommendation 2-0

- 13) Approve the rejection of the March 4, 2020 bids for the Gay Street/Goose Creek Culvert & Stream Cleaning

Committee Recommendation 2-0

- 14) Approve the installation of a Tertiary Filtration System to remove total aluminum at the Taylor Run Wastewater Treatment Plant, at a cost of \$200,000 in 2020, \$600,000 in 2021, and \$600,000 in 2022. PADEP requires changes to our Discharge Monitoring Report by October, 2022 (*The planned Goose Creek dewatering project will be pushed back to 2021, so there will be no impact to the 2020 budget*) (*attachment*)

Committee Recommendation 2-0

- 15) Approve a Resolution to file a grant application for wastewater system upgrade capital program funds with the Department of Community and Economic Development relative to the Tertiary Filtration System at Taylor Run Wastewater Treatment Plant (*attachment*)

Committee Recommendation 2-0

- 16) Approve rebidding the contract for the Public Works and Wastewater Treatment Plant employee uniforms

Committee Recommendation 2-0

- 17) Approve increasing the recycling bin price from \$6.00 to \$10.00 (*attachment*)

Committee Recommendation 2-0

- 18) Approve a Resolution for the Green Light Go Grant to install fiber optics on PECO poles (*attachment*)

Committee Recommendation 2-0

Parking Committee:

- 19) Approve West Chester University's request to suspend enforcement for graduation ceremonies from 4pm to 10pm on Thursday and Friday, May 7 and 8; and, post all day no parking restrictions on Saturday and Sunday, May 9 and 10 (*attachment*)

Committee Recommendation 3-0

Public Safety, Events and Quality of Life:

- 20) Approve the Memorandum of Understanding (MOU) between the Borough of West Chester and the Brotherhood of West Chester to include the Experience Chart which was inadvertently deleted as an exhibit from the 2016 and 2019 Agreements (*attachment*)

Committee Recommendation 3-0

- 21) Discuss the traffic study for 513 W Marshall Street (*attachment*)

Committee Recommendation 3-0

Finance Committee:

- 22) Approve 2020 Budget Modification #1 to reallocate Non-Uniform Pay Rate Increase Pool and Longevity to 2020 Salary Expense (*attachment*)

Committee Recommendation 3-0

- 23) Approve the Resolution to appoint delegates to the Chester County Tax Collection Committee, as follows:
Voting Delegate: Michael A. Perrone; First Alternate: Barbara Lioni; Second Alternate: Bernie Flynn
(*attachment*)

Committee Recommendation 3-0

Smart Growth Committee:

- 24) Approve Mayor Herrin's Chewing Gum Litter Awareness Project (*attachment*)

Committee Recommendation 3-0

- 25) Discuss Zoning Hearing Application (*attachment*)

- a. ZHB #972 – 110 and 112 South Matlack Street – Altaf Kasmani, Sadia Usman & Daniyal Feroz
Applicants seek to consolidate the two lots into one lot, and once consolidated, redevelop the Property by building a two-family detached residential dwelling as permitted under Section 112-19. Applicants seek variance relief for the following:

1. A variance from the minimum lot area requirement of Section 112-21(A) to reduce the minimum lot area from 2,500 square feet to 1,614 square feet;
2. A variance from the maximum building coverage requirement of Section 112-21(A) to increase the building area from 45% to 59.60%;
3. A variance from the minimum lot width at the building line requirement of Section 112-21(A) to reduce the width from 40 feet to 22.94 feet width;
4. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on South Matlack Street from 15 feet to 2.04 feet or to a certain size required to maintain the character of the existing building setbacks on the block;
5. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on Locust Alley from 15 feet to .94 feet;
6. A variance from the minimum side yard, individual setback requirement of Section 112-21(A) to reduce the minimum side yard, individual setback from 5 feet to 0 feet; and

7. A variance from the minimum aggregate side yard setback requirement of Section 112-21(A) of 15 feet as the result of the failure to have a total of two side yard setbacks each meeting the minimum individual setback requirement of 5 feet.
8. Applicants also seek such other additional relief as the Board may find to be appropriate.

No Action Taken

26) Approve the Preliminary/Final Land Development plan for 235 East Market Street (*attachment*)

Committee Recommendation 3-0

27) Approve the Outdoor Dining Platform Application for 7 North Church Street (*attachment*)

Committee Recommendation 3-0

28) Discuss February 2020 HARB Applications (*attachment*)

- a. 2020-06: 120 South High St – Kim Blaszkow/ WC Chiropractic Center – Replacing two existing signs with new signs. The first is a building mounted sign to be fastened to the front façade. The second is a hanging sign; the bracket is existing. No new lighting is proposed with the signs.
- b. 2020-07: 218 North Church St – Kirk Davis / Chester County FOP – Replacing the roofing slates and built in gutter linings. The gutter lining will be replaced with copper; copper spouts will be added to extend through the cornice and be fastened to the existing downspouts which will remain. The slate roof will be replaced with asphalt shingles.
- c. 2020-08: 125 East Market St – Peter and Anne Seelaus – A new railing to be installed; there is no existing railing. The proposed railing will be made of black ‘wrought iron’ and will be anchored to the concrete steps. Height of railing to be 36”.
- d. 2020-09: 16 North New St – Curtis Norcini / Landis and Setzler – One new sign to be mounted to the front façade of the building. No new lighting is proposed with the sign.

Committee Recommendation 3-0

29) Discuss the Resolution to approve the Preliminary/Final Land Development plan for the Zukin Hotel (*attachment*)

No Action Taken

30) Discuss the Planned University Campus (PUC) draft Ordinance (*attachment*)

No Action Taken

31) Other Business:

- a) Approve the February 18, 2020 Worksession, and February 19, 2020 Council Meeting Minutes
- b) Approve the Resolutions required for the *Department of Conservation and Natural Resources* and the *Department of Community and Economic Development* grant submissions on behalf of the Borough of West Chester and the Friends of Everhart Park.

Adjournment

-please note the following-

Items on March 18th Agenda

- 1) Public Hearing at 7:00 PM – Consider Adoption of Ordinance to amend the Code of the Borough of West Chester to provide for a new Chapter entitled, “Chapter 92 – Small Wireless Facilities” to provide for new ordinance provisions to allow for, and regulate, small wireless facilities within the public rights-of-way in the Borough.
- 2) Public Hearing at 7:00 PM – Consider Adoption of Ordinance to amend Chapter 77 to add 102 South High Street to Residential Parking Permit Area B; and, Chapter 104 to add a handicapped parking space at 522 East Miner Street and to remove one handicapped parking space on West Chestnut Street, one space immediately east of Bradford Avenue and at 426 West Chestnut Street

**Hearing Notices and Amendments are located on the front page of the Borough website*

- 3) Presentation of the Mayor’s nomination and swearing-in of West Chester Chief of Police, James Morehead

**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.