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A G E N D A

Borough Council Worksession Meeting

401 East Gay Street

West Chester, PA 19380

September 14, 2021 @ 7:00 PM

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
Lisa Dorsey	Member, 7 th Ward	Term Expires: 12/31/21

Mayor: Jordan Norley

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

➤ Public Works Committee

- 4) Enter into a contract with IHE/Evoqua for the Taylor Run Waste Water Digester Gas Safety Equipment Replacement Project at a cost of \$65,435.00 (attachment)

Committee Recommendation 2-0

- 5) Approve the updated Declaration of Public Trust, Covenants, Conditions and Restrictions for the Chester County Municipal Grant Program relative to the Everhart Park Playground Project (attachment)

Committee Recommendation 2-0

- 6) Enter into a contract with BCI Burke Company, Inc., for the purchase and installation of equipment for the Everhart Park Playground Project at a cost of \$433,352.00 (attachment)

Committee Recommendation 2-0

- 7) Discuss the WasteWell Curbside Composting Partnership (attachment)

No Committee Recommendation

➤ Public Safety, Events & Quality of Life

- 8) Hold a Public Hearing on October 14, 2021 to amend Section 3-38.D and add a new Section 3-38.T to establish the Community Campus Committee (attachment)

Committee Recommendation 3-0

➤ Smart Growth Agenda

- 9) Discuss Solicitor attendance at the Zoning Hearing Board relative to Application ZHB #986 - 501 Hannum Ave, LLC (attachments)

a. ZHB #986 - 501 Hannum Ave, LLC

Applicant seeks relief from Section 112-37(4) to allow for an increase to the maximum permitted front yard setback and Section 112-74.A to allow for a reduction of the required number of parking spaces.

Committee Recommendation 3-0 to not send the Solicitor to represent the Borough; and, to direct the Borough Manager send a letter to the Zoning Hearing Board voicing Borough Council support of the application

- 10) Approve the Reversed Subdivision Plan for 243-245 East Chestnut Street; West Chester, Pennsylvania Parcels #01-05-0288 and #01-05-0289 (attachment)

Committee Recommendation 3-0

- 11) Approve August 2021 HARB submissions (attachments)

a. 2021-27: 1 & 5 North High Street –BB&T-Truist Bank/Diane Quigley

Proposed work: Proposal new sign on the front façade and side of the building/

Recommendation from HARB: Approved with the following conditions: That the Market façade signage dimensions be reduced and limited to 18” vertical dimension of the bank LOGO, with the letters reduced proportionally; the fasteners for the individual letters be reduced to ¼” and set in mortar joints; and the existing buckling panel portico be removed, frieze panel repaired as required and the letters be mounted directly to the repaired frieze panel.

b. 2021-28: 29 South Church Street –Vida Beale Consignment/Kirsten Gross

Proposed work: Proposal new hanging sign from existing hardware on the front façade of the building.

Recommendation from HARB: Approved as presented with the inclusion of newly presented metal clamps connecting the sign to the chain link assembly.

c. 2021-29: 21 South High Street –Ginko Properties/Charlot Barker

Proposed work: Proposal to replace aluminum framed single paned windows to triple paned windows.

Recommendation from HARB: Approved with the following conditions: That the gutters and downspouts be replace in kind relative to form and material (dimension may be increased); replacement windows at the third floor will be wood windows; replacement of deteriorated trim and any additional trim detailing of the façade was removed from the application and may be considered at a later date

Committee Recommendation 3-0 to approve HARB Certificates of Appropriateness a) thru c)

➤ Finance & Revenue Committee

- 12) Direct the Borough Manager to prepare an advertisement seeking West Chester Borough residents to serve on the Pension Committee contingent upon the approval of the Pension Committee Ordinance

Committee Recommendation 3-0

- 13) Approve the Assumption Changes for the 2021 Actuarial Police Pension Valuation as recommended by Mockenhaupt Benefits Group (attachment)

Committee Recommendation 3-0

- 14) Approve the 2022 Minimum Municipal Obligation (MMO) for the Police and Non-Uniformed pension plans as provided by Mockenhaupt Benefits Group (attachment)

Committee Recommendation 3-0

- 15) Enter into a three-year Custodial Services Contract with Truist Bank for both pension plans at a cost of \$107,004.00 (attachment)

Committee Recommendation 3-0

- 16) Other Business:

- a. Approve the August 17, 2021 and August 18, 2021 Borough Council Meetings Minutes
- b. Report the use of Bradford Ave by PennDOT while there is a detour on Route #162 (attachment)

Adjournment

September 15, 2021 Borough Council Agenda Items

1) Public Hearing @ 6:45 PM P.M.

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the Borough of West Chester police pension plan to clarify and streamline the operation of the police pension plan board.

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the West Chester Borough municipal employees' pension plan to clarify and streamline the operation of the plan's pension board.

- 2) Presentation of Certificate of Appreciation to Hector Mojica for his valor and courage on September 11, 2021
- 3) Informative Narcan presentation by Ethan Healey of the Good Fellowship Ambulance Club and the Overdose Prevention Task Force of Chester County.
- 4) Proclamation for Childhood Cancer Awareness Month in September.
- 5) Proclamation for Energy Efficiency Day on October 6, 2021

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.