

**COUNCIL CHAMBERS  
DECEMBER 23, 2020**

**MEETING OF THE  
COUNCIL OF THE CITY OF CHESTER**

A regular meeting of the Council of the City of Chester was held on the above date at 10:30am with Mayor Thaddeus Kirkland presiding. A prayer was said followed by the Pledge of Allegiance. **(No pledge today; Zoom Meeting)**. The roll was called and the following were present:

Elizabeth Williams  
William Morgan  
Portia West  
Mayor Thaddeus Kirkland  
William "Al" Jacobs **(Absent)**

On motion of Councilor West, seconded by Councilor Morgan, the minutes of the previous meeting were approved as submitted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

Mayor Kirkland asked if anyone had emailed or called in any comments on Agenda items only.

The City Clerk proceeded with the reading of the Resolutions.

**CITY OF CHESTER  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION**

**RESOLUTION OF THE CITY OF CHESTER FIXING A REVENUE-NEUTRAL PRELIMINARY TAX RATE FOR THE 2021 TAX YEAR IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONSOLIDATED COUNTY ASSESSMENT LAW FOR THE YEAR FOLLOWING THE IMPLEMENTATION OF A COUNTYWIDE REASSESSMENT**

**WHEREAS**, the County of Delaware (the "County") was ordered by the Delaware County Court of Common Pleas to conduct and implement and countywide reassessment on all real properties located within the County; and

**WHEREAS**, the County completed such reassessment in calendar year 2020, and the revised assessments for real properties located within the county shall take effect for the 2021 tax year; and

**WHEREAS**, §8823 the Consolidated County Assessment Law requires that for the initial year in which a countywide reassessment becomes effective each "taxing district levying its real estate taxes on the revised assessment roll for the first time shall reduce each tax rate levied by the taxing district, if necessary, so that the total amount of taxes levied for that year against the real properties contained in the duplicate for that rate does not exceed the total amount if levied on the properties in the preceding year. Each tax rate shall be fixed at a figure that will accomplish this purpose" (53 Pa.C.S. § 8823); and

**WHEREAS**, for purposes of complying with the requirements of the consolidated County Assessment Law, the City of Chester (the "City") hereby desires to fix a preliminary tax rate for tax year 2021 on all real properties located in the City that will result in revenue-neutral tax revenues equal to the amount of real property taxes levied by the City for tax year 2020.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by Chester City Council of the City of Chester as follows:

1. For the 2020 tax year, the City levied a real estate property tax rate of 32.7712 mills on all taxable real properties located in the City which were assessed at the aggregate amount of properties in the aggregate amount of \$321,362,754.
2. The County has notified the City that as a result of the countywide reassessment completed in 2020, effective as of the 2021 tax year, all taxable real estate located within the City has an aggregate assessment value of **\$1,116,530,527**.
3. The **\$10,500,000.00** aggregate 2020 taxes levied on taxable real properties in the City divided by the **\$1,116,530,527** 2021 aggregate assessed value of all taxable real properties in the City results in a preliminary revenue-neutral tax rate for tax year 2021 of **.0094041** mills.
4. The 2021 preliminary revenue-neutral real property tax rate is hereby fixed at **9.4041** mills.
5. By a separate and specific vote, the City may adopt a different millage tax rate for tax year 2021, but such millage rate may not exceed **10.3445** mills (110% of the preliminary revenue-neutral tax rate set forth in section 4 above).

On motion of Councilor West, seconded by Councilor Morgan the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

## RESOLUTION

### THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby grant permission and authorize the issuance of a road opening permit to Adelpia Gateway for the installation of new pipeline within the City of Chester at the following locations:

1. PA State Route 291 from City Line to Flower Street; and
2. Private property on Flower Street from PA State Route 291 to Delaware Avenue (Crossing Front Street and Delaware Avenue)

Additional work includes the following:

1. Proposed PECO Meter Station at Delaware Avenue within existing PECO Facility

**FURTHER**, the City Engineer is agreeable to approval of this project under following conditions.

1. Adelpia Gateway obtains any required Zoning Approvals from the Chester City Planning Department.
2. Adelpia Gateway obtains a road opening, sidewalk and curb permit from the City of Chester Streets Department
3. Adelpia Gateway performs a half mill and overlay of any disturbed asphalt surfaces within the City R.O.W.
4. Adelpia Gateway provides a Traffic Control Plan in accordance with PENNDOT Publication 213.
5. Adelpia Gateway provide documentation that they have obtained all required permits from the PADEP and all required permission from property owners impacted by the project.

**EVEN FURTHER**, the following Temporary/Permanent Easement Agreements are required and shall be coordinated with the Solicitor's Office.

1. Temporary Workspace Agreement along PA State Route 291 at the following locations:
  - a. Lewis Street
  - b. Hayes Street
  - c. Bunting Street
  - d. Wilson Street

- e. Mill Street
- f. Ward Street
- g. Palmer Street
- h. Iowa Street
- i. Townsend Street
- j. Watts Street
- k. Engle Street
- l. Byram Street

- 2. Permanent Easement Agreements at the following Locations
  - a. Front Street
  - b. Delaware Avenue

On motion of Councilor West, seconded by Councilor Morgan the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

**RESOLUTION**

**THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby authorize the proper City official to submit an application to the Delaware County Demolition Program, Blighted Property Demolition Fund to obtain funds for the demolition of the following properties:

<u>Property Address</u>	<u>Folio Number</u>
1114 Potter Street	49-02-01431-00
1116 Potter Street	49-02-01432-00

**FURTHER**, it does hereby authorize the proper City officials to execute all necessary documents on behalf of the City of Chester.

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

**RESOLUTION**

**THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby ratify the action of the Mayor of the City of Chester in the declaration of a weather emergency for the event which occurred on December 16, 2020, in directing the Emergency Management Coordinator to coordinate and direct all activities of the emergency response and to take all action deemed necessary to respond to the emergency, pursuant to Pennsylvania Emergency Management Services Code (35 PA C.S. Section 7501).

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

**RESOLUTION**

**THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby reappoint the following individuals as members of the Stormwater Authority of the City of Chester Board, terms to expire as stated:

<u>Name</u>	<u>Term of Office</u>
Livia Smith	October 28, 2026

Joan Neal  
Joy Taylor  
Daubri Green

October 28, 2025  
October 28, 2026  
October 28, 2026

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

## **RESOLUTION**

### **THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That the organization of the Chester City Council will be held on Monday, January 4, 2021 at 10:00A.M., City Council Chambers, One Fourth Street, Chester, Pennsylvania 19013, for the purposes of reorganization and appointments to various positions.

**FURTHER**, that it does hereby authorize the City Clerk to advertise said organization meeting.

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

## **RESOLUTION**

### **THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does approve and order payment of a series of bills and refunds as prepared by the Department of Accounts and Finance and as shown on Expenditure Approval List dated December 21, 2020, attached hereto and made a part hereof, subject to approval from the Department of Accounts and Finance.

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

The City Clerk proceeded with the reading of the Ordinances.

**BILL NO. 6**  
**ORD. 5, 2020**

### **AN ORDINANCE LAST AND FINAL READING**

**AN ORDINANCE OF THE CITY OF CHESTER,  
DELAWARE COUNTY, PENNSYLVANIA,  
PURSUANT TO THE AUTHORITY GRANTED BY  
THE HOME RULE CHARTER, REENACTING THE  
EARNED INCOME TAX FOR THE YEAR 2021, AS  
SET FORTH IN ARTICLE 303 OF THE CODIFIED  
ORDINANCES OF CHESTER, PENNSYLVANIA,  
1978, AS SUPPLEMENTED AND AMENDED, IN ITS  
ENTIRETY, WITHOUT SUBSTANTIAL CHANGE  
EXCEPT FOR AN AMENDMENT TO SECTION  
303.02 ENTITLED "IMPOSITION OF TAX" TO  
IMPOSE A TAX OF 2.00% FOR 2021 FOR**

**GENERAL REVENUE PURPOSES ON SALARIES,  
WAGES, COMMISSIONS, NET PROFITS AND  
OTHER COMPENSATION EARNED BY  
NONRESIDENTS, OF THE CITY OF CHESTER FOR  
WORK DONE OR SERVICES PERFORMED OR  
RENDERED IN THE CITY OF CHESTER, AND TO  
ESTABLISH THE EARNED INCOME TAX RATE  
AT 3.75% FOR 2021 ON SALARIES, WAGES,  
COMMISSIONS, NET PROFITS AND OTHER  
COMPENSATION EARNED BY RESIDENTS OF  
THE CITY OF CHESTER PROVIDING FOR THE  
ADMINISTRATION AND ENFORCEMENT OF THE  
ORDINANCE; AND IMPOSING PENALTIES FOR  
VIOLATION THEREOF.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 6, 2020 was passed on its Last Reading. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

**BILL NO. 7  
ORD. 6, 2020**

**AN ORDINANCE  
LAST AND FINAL READING**

**AN ORDINANCE OF THE CITY OF CHESTER,  
DELAWARE COUNTY, PENNSYLVANIA  
PURSUANT TO THE AUTHORITY GRANTED BY  
THE HOME RULE CHARTER, REENACTING  
WITHOUT SUBSTANTIAL CHANGE FOR THE  
YEAR 2021 THE "LOCAL SERVICES TAX", AS SET  
FORTH IN ARTICLE 305 OF THE CODIFIED  
ORDINANCES OF THE CITY OF CHESTER,  
PENNSYLVANIA, 1978, AS SUPPLEMENTED AND  
AMENDED, IN ITS ENTIRETY, WHICH IMPOSES  
A TAX, FOR GENERAL REVENUE PURPOSES,  
UPON THE PRIVILEGE OF ENGAGING IN AN  
OCCUPATION WITHIN THE CORPORATE LIMITS  
OF THE CITY OF CHESTER AT THE RATE OF  
FIFTY TWO DOLLARS (\$52.00) PER YEAR.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 7, 2020 was passed on its Last Reading. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

**BILL NO. 8  
ORD. 7, 2020**

**AN ORDINANCE  
(AS AMENDED)  
LAST AND FINAL READING**

**AN ORDINANCE OF THE CITY OF CHESTER,  
DELAWARE COUNTY, PENNSYLVANIA,  
ENACTING THE TAX RATE FOR THE YEAR 2021,  
ON ALL REAL PROPERTY AT 9.4041 MILLS AND  
FIXING THE LIBRARY TAX AT .4017 MILLS.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 8, 2020 was passed on its Last Reading. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

**BILL NO. 9  
ORD. 8, 2020**

**AN ORDINANCE  
LAST AND FINAL READING**

**AN ORDINANCE OF THE CITY OF CHESTER,  
DELAWARE COUNTY, PENNSYLVANIA,  
AMENDING SUBSECTION 925.021 ENTITLED  
“FEES”, OF ARTICLE 925 ENTITLED “REFUSE  
COLLECTION” OF THE CODIFIED ORDINANCES  
OF THE CITY OF CHESTER, 1978, AS  
SUPPLEMENTED AND AMENDED BY  
INCREASING THE FEE TO \$200 OF SUBPARTS  
(a)(1) AND (a)(2); AND REPEALING ALL  
ORDINANCES OR PARTS OF ORDINANCES  
INCONSISTENT THEREWITH.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 9, 2020 was passed on its Last Reading. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

**BILL NO. 10  
ORD. 9, 2020**

**AN ORDINANCE  
LAST AND FINAL READING**

**AN ORDINANCE OF THE CITY OF CHESTER,  
DELAWARE COUNTY, PENNSYLVANIA,  
PURSUANT TO THE AUTHORITY GRANTED BY  
THE HOME RULE CHARTER, REENACTING  
WITHOUT SUBSTANTIAL CHANGE THE  
BUSINESS PRIVILEGE TAX FOR THE YEAR 2021,  
AS SET FORTH IN ARTICLE 307 OF THE  
CODIFIED ORDINANCES OF THE CITY OF  
CHESTER, 1978, AS SUPPLEMENTED AND  
AMENDED, IN ITS ENTIRETY, WHICH IMPOSES  
A TAX FOR GENERAL REVENUE PURPOSES  
UPON PERSONS, FIRMS, COMPANIES, AND  
CORPORATIONS ENGAGING IN CERTAIN  
BUSINESS WITHIN THE CITY OF CHESTER  
EXCEPT FOR THE AMENDMENT TO  
SUBSECTION 307.02(a) ENTITLED “RATE AND  
BASIS OF TAX” OF SECTION 307.02 ENTITLED  
TAX FOR GENERAL REVENUE PURPOSES OF  
SAID BUSINESS PRIVILEGE TAX, TO SET THE  
SAID RATE OF TAX TO 3.0 MILLS FOR RETAIL  
AND 2.0 MILLS FOR WHOLESALE; AND  
REPEALING ALL ORDINANCES OR PARTS OF  
ORDINANCES INCONSISTENT HERewith.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 10, 2020 was passed on its Last Reading. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0

**Ken Schuster, City Solicitor says the following motion would be proposed. A motion to authorize the advertisement of an Addendum #1 to the bid documents to all bidders for the Contract for Collection, Removal and Proper Disposal of Rubbish, Trash, Garbage and Recyclables. The bid opening date would be changed from December 23, 2020 (today) to December 30, 2020, 10am at the City's Last Council Meeting for this year.**

On motion of Councilor West, seconded by Councilor Morgan, the above Motion to authorize an advertisement of an Addendum #1 to the bid documents to all bidders for the Contract for Collection, Removal and Proper Disposal of Rubbish, Trash, Garbage and Recyclables Addendum was approved. The following vote was taken: Yeas: Williams, Morgan, West, Mayor Kirkland. Nays: 0.

**\*\*Presentation – FEMA Flood Mitigation Planning Report – Mike Galante (see City of Chester's Facebook Page for the recording of the Council Meeting dated December 23, 2020).**

#### **PUBLIC COMMENTS VIA EMAIL OR PHONE**

Adriene Webster, 2407 Chestnut Street, (see attachment)

Mayor Kirkland says Mrs. Webster, thank you for your patience and thank you for being a member of the team. We know that this has been a hardship on you and we're working diligently and expeditiously as possible to make sure that we can remove that building that causes so many problems and bring so many creatures into your community and into your house. I will have a conversation with Mr. Galante our City Engineer and we will find out when the demolition will begin. We will make sure that we will reach out to you as soon as possible to let you know exactly when we're going to start. Once, again thank you for your patience. Thank you for your kind words and don't stop reaching out to Mayor and Council about anything. Please continue working with us. You and your husband are a part of our team.

Mayor Kirkland says there was a comment but not on this feed. It was on the Receiver's Board Meeting on which I sit on that Board. There was a public comment from Ms. Denise Mobley (Ms. Deneen Mosley) and I would like to respond to her public comments. I don't have them all in front of me but I remembered much of what she wrote and said. She wanted a response and I wanted to make sure I responded to her today. That was not the setting for me to respond to her but this is. She started off by saying something about the pay increase for Mayor, (myself), two of the Council persons and Mrs. Blackwell. Let me say this Ms. Mobley (Ms. Mosley). First of all there has not been an increase in pay for Mayor and Council for over 20 years. As a matter of fact, when we took Office, and prior to me being in the seat of Mayor, there was another Administration who purposely reduced all of the Council and the Mayor salaries for political purposes, that was unfortunate, but that's what they did. It seems some folks have short memories when things like that occur. I wanted to bring that to your attention. So we brought our salaries up to 2020. This was not done behind doors. It was not done in isolation. What we did was put it on the calendar, two readings and it was done in 2019. The salaries came about in 2020. Let me go a little further and take a personal piece as well. As you may or may not know when I became Mayor I did not take a salary. I was working two jobs as State Representative and Mayor and I did not take a salary. Sure as State Law says though you can only take one salary. Nor did I take healthcare for four years. These members of Council and myself work extremely hard each and every day. You also said something about part-time work, part-time Mayor and part-time Council. Well, Ms. Mobley (Ms. Mosley) if you know anything about City Council and myself, we work seven days a week. If there was an eighth day in there we would probably work eight days a week. But right now we work seven days a week. There are times, (cause you have been at a couple of those meetings), there were times when we have night meetings and sometimes those night meetings and when we have Town Hall Meetings, (inaudible) pandemic, would run for three hours and sometimes three hours plus but the Councilmembers and myself were there each and every time to address the issues of our Community. No, no, no. We don't work part-time. We're full-time each and every day. You also asked a question about what are we doing to aid our Schools. (Inaudible) concerning the pandemic. I will talk a little more about that as we get further into this. Well, because this is why I need my Director of Health. We have provided educational information to our schools. The

daycares are State mandated. They received their information from the State as well as the City. All we can do is educate and encourage folks to do those things that will keep them safe...washing of the hands, coughing in the elbow, wearing a mask, social distancing. As you know most of our Schools, I don't know any of our Schools are having classes in person. So, that issue right there takes care of itself. We've been working with our School District, our Schools and our Families to inform them and educate them about this deadly disease pandemic. We hope that folks would simply use a little bit of common sense that will help to protect their selves, their families and others. I hope that I have covered all your concerns and your questions. Please feel free to contact my office at any time with any further information that you might need. I have an open door policy because of the pandemic it has made things a little difficult for everyone but I appreciate your questions and concerns and I hope you appreciate my response. Thank you.

**\*\*\*Mayor Kirkland addresses the Chester Community. (See City of Chester's Facebook Page for the recording of the Council Meeting dated December 23, 2020).**

There being no other business to come before Council, the meeting was adjourned at 11:44am.

Respectfully submitted,

**DECEMBER 23, 2020**

Candice Thompson, City Clerk