

**A G E N D A**  
May 24, 2021  
Deliberative Meeting

**Resolutions**

1. Authorize approval for installation of handicap parking zones;
2. Authorize approval for SWA infrastructure;
3. Authorize approval of the Capital Improvement Plan;
4. Authorize approval of Redevelopment Agreement with Dwight City Group, LLC;
5. Authorize approval of the allocation of additional F.Y. 2021 CDBG Funds;
6. Authorize approval for a refund of fire escrow funds;
7. Authorize approval of Expenditure Lists;

**Ordinance**

1. Bill No. 3, Ord. No. 3 – Amendment to Article 11, entitled “Licensing Provisions” – Final Reading

**RESOLUTION**

**NO. 70-2021**

**WHEREAS**, the following individuals have requested handicapped parking zones:

1. William Clark, 1220 Pine Lane, Chester PA 19013;
2. Jewel B. Johnson, 523 Norris Street, Chester PA 19013; and
3. Tammie McDaniel, 607 West 13<sup>th</sup> Street, Chester, PA 19013;

**WHEREAS**, after a thorough investigation by the Department of Streets and Public Improvements, it has been determined the aforementioned individuals have met all of the required criteria and have a need for said handicapped parking zone.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby authorize the proper City officials to install a handicapped parking zone in the 1200 Block of Pine Lane; 500 Block of Norris Street; and 600 Block of West 13<sup>th</sup> Street, in the City of Chester.

**WE HEREBY CERTIFY** that this Resolution passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

## RESOLUTION

NO. 71-2021

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

The Stormwater Authority of the City of Chester is proposing to construct the following stormwater infrastructures within the City of Chester, that includes the following:

1. Stormwater Management Piping
2. Stormwater Inlets and Manholes
3. New Stormwater Outfall at Chester Creek
4. Stormwater Tree Pits
5. Stormwater Porous Panels

The locations of improvements are as follows:

- W. 10<sup>th</sup> Street from Stoney Creek to Clover Lane
- Meadow Lane from W. 10<sup>th</sup> Street to W. 11<sup>th</sup> Street
- Keystone Road from W. 10<sup>th</sup> Street to W. 11<sup>th</sup> Street
- Clover Lane from W. 10<sup>th</sup> Street to W. 11<sup>th</sup> Street
- Meadow Lane from Stoney Creek Connection along W. 13<sup>th</sup> Street to Harwick Street

**FURTHER**, the Stormwater Authority of the City of Chester shall comply with all of the following conditions outlined by the City Engineer and said conditions must be performed in a manner that is satisfactory to City Council.

1. Applicant must reconstruct the ADA Ramps at the following locations and provide full engineered design plans.
  - Northeast and Southeast Corner of Keystone Road and W. 13<sup>th</sup> Street;
  - South Ramps on Alley between Keystone Road and Pine Lane along W. 13<sup>th</sup> Street;
  - Southwest, Southeast, and Northwest Corner of Pine Lane and W. 13<sup>th</sup> Street;
  - South Ramps on Alley between Pine Lane and Clover Lane along W. 13<sup>th</sup> Street;
  - Southeast and Southwest corners Clover Lane and W. 13<sup>th</sup> Street;
  - South Ramps on Alley between Clover Lane and Harwick Street;
  - All Corners at Meadow Lane and W. 10<sup>th</sup> Street;
  - All Corners at Keystone Road and W. 10<sup>th</sup> Street;
  - All Corners at Pine Lane and W. 10<sup>th</sup> Street;
  - All Corners at Clover Lane and W. 10<sup>th</sup> Street; and
  - If the applicant disturbs a corner during construction, the corner shall be upgraded.

2. Applicant shall provide detailed design plans, signed and sealed by a licensed engineer in the Commonwealth of Pennsylvania, or any proposed Tree Pits or Porous Panels.
3. Stormwater Authority takes full responsibility for the maintenance and repair of all proposed improvements.
4. Applicant provides traffic control for continuous operation of the roadways and coordinates installation with the Public Works Supervisor and the City Engineer.
5. Applicant provides a Soil Erosion and Sediment Control Plan.
6. Applicant provides a copy of the NPDES Permit.
7. Applicant obtains and provides verification that all easements have been obtained from private property owners for the construction of proposed improvements.
8. Applicant obtains any and all required NJDEP Permits.

**FURTHER**, the Stormwater Authority of the City of Chester shall obtain all necessary road opening, sidewalk and curb permits from the City of Chester Streets Department.

**EVEN FURTHER**, the City does authorize a waiver of the half mill and overlay requirement for this project.

**WE HEREBY CERTIFY** that this Resolution passed Council this 28<sup>th</sup> day of April, A.D. 2021.

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MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

**R E S O L U T I O N**

**NO. 72 - 2021**

**WHEREAS**, it is essential that the City of Chester develop a comprehensive Capital Improvement Plan (CIP); and

**WHEREAS**, the CIP will be a working plan for capital expenditures and will identify capital projects, equipment purchases, provide a planning schedule and identify possible financing options; and

**WHEREAS**, the CIP will enable the City to make planned and consistent decisions; synchronizing planning, financial capacity and construction and maintenance of its infrastructure; and

**WHEREAS**, the City of Chester has developed a CIP in accordance with the Amended Recovery Plan, to ensure sound fiscal and capital planning for the enrichment of the quality of life for City residents.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby adopt the 2021-2025 Capital Improvement Plan (CIP), which shall serve as the official plan for the identification of capital improvement projects within the City of Chester.

**WE HEREBY CERTIFY** that this Resolution passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

**RESOLUTION**

**NO. 73 - 2021**

**WHEREAS**, Dwight City Group, LLC wishes to purchase and redevelop certain real property owned by the Redevelopment Authority of the City of Chester as set forth in the list attached hereto as Exhibit A, in the City of Chester; and

**WHEREAS**, the buyer intends to use the property for the development of approximately three hundred (300) multi-family residential units and ground floor ancillary commercial services and retail units; and

**WHEREAS**, the Board of the Redevelopment Authority of the City of Chester approved the Redevelopment Authority entering into a Redevelopment Agreement conditioned upon approval of the Agreement by the City Council of the City of Chester; and

**WHEREAS**, the subject properties listed in Exhibit A are located in a redevelopment area in the City of Chester and as such, the sale, lease or transfer of such property is subject to approval by Chester City Council under the Urban Redevelopment Law, at 35 P.S. Section 1709(k).

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:**

That it does hereby approve the Redevelopment Agreement with Dwight City Group LLC, for the purchase and redevelop of real property owned by the Redevelopment Authority of the City of Chester for the development of approximately three hundred (300) multi-family residential units and ground floor ancillary commercial services and retail units within the City of Chester.

**WE HEREBY CERTIFY** that this Resolution passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

## EXHIBIT A

Address	APN	Owner Name (First Name First)
601 Welsh St	49-04-00006-00	Redevelopment Auth Of Chester
601 605 Welsh St 0605	49-04-00663-00	Redevelopment Auth Of Chester
613 Welsh St 615	49-04-00669-00	Redevelopment Auth Of Chester City Of Chester
617 Welsh St	49-04-00670-00	Redevelopment Auth Of Chester
619 Welsh St	49-04-00671-00	Redevelopment Auth Of Chester
621 Welsh St	49-04-00672-00	Chester Econo Develop Auth
623 Welsh St	49-04-00673-00	Redevelopment Auth Of Chester
625 Welsh St	49-04-00674-00	Redevelopment Auth Of Chester

**RESOLUTION**

**NO. 74 - 2021**

**WHEREAS**, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development (HUD) is authorized to extend financial assistance to communities in the prevention and elimination of slums or urban blight, carry out activities which will benefit low and moderate income persons or address other urgent community development needs; and

**WHEREAS**, HUD previously notified the City of Chester that its F.Y. 2021 Community Development Block Grant (CDBG) Program allocation would be \$1,271,842.00; and

**WHEREAS**, the City of Chester prepared its F.Y. 2021 Annual Action Plan based on the above-referenced allocation; and

**WHEREAS**, HUD subsequently increased the F.Y. 2021 CDBG allocation in the amount of \$18,742.00 for a total allocation of \$1,290,584.00; and

**WHEREAS**, the Mayor and City Council wish to reflect the additional funding in the F.Y. 2021 Annual Action Plan.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHESTER, DOES RESOLVE:**

That the F.Y. 2021 Annual Action Plan shall reflect an increase of \$3,742.00 for the Administration/Planning line item to \$258,110.00 and an increase of \$10,000 for the Reconstruction/Repair of Infrastructure line item to \$260,000.00 and an increase of \$5,000.00 for the Contingencies– Project Overruns line item to \$20,404.05. All other approved line items shall remain the same.

**WE HEREBY CERTIFY** that this Resolution was passed by Council this 26<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
CITY CLERK



**R E S O L U T I O N**

**NO. 75 - 2021**

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

That it does hereby authorize the Department of Accounts and Finance to refund the following amounts to Sandra Butler, which represents fire escrow refunds for the repair of damages sustained to the property located at 715 Barclay Street, Chester, PA 19013.

**Amount**  
\$4, 416.44  
\$ 589.42

**WE HEREBY CERTIFY** that this Resolution passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

**RESOLUTION**

**NO. 76 - 2021**

**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 May 21, 2021 attached hereto and made a part hereof, subject to approval from the Department of Accounts and Finance.

**WE HEREBY CERTIFY** that this Resolution passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK

BILL NO. 3

1<sup>st</sup> READING 4/28/2021

PASSED 5/26/2021

NO. 3, 2021

**A N O R D I N A N C E**

**AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ARTICLE 1103 ENTITLED “LICENSING PROVISIONS” OF THE CODIFIED ORDINANCE OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED TO CHANGE SUBSECTION 1103.03 (b) ENTITLED APPLICATION, LICENSE AND INSPECTION FEES BY INCREASING THE FEES; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.**

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

**SECTION 1.** That Subsection 1103.02 (b) of Section 1103.02 entitled “Application, Licenses And Inspection Fees” of Article 1103 entitled “LICENSING PROVISIONS” of the Codified Ordinances of the City of Chester, Pennsylvania, 1978, as supplemented, which reads as follows:

**1103.02 APPLICATION, LICENSE AND INSPECTION FEES.**

(b) Food license and inspection fees are as follows:

Eating and Drinking Establishments (0-2,500 Sq. feet)	\$100.00
Eating and Drinking Establishments (over 2,501 Sq. feet)	\$200.00
Grocery, Variety, Wholesale Food (0 – 5,000 Sq. feet)	\$100.00
Grocery, Variety, Wholesale Food (over 5,001 Sq. Feet)	\$300.00
Retail (over 1,000 Sq. feet)	\$300.00
Tavern (Also requires Eating & Drinking License)	\$125.00
Resident Mobile: Prepared Food	\$125.00
Resident Mobile: Meat & Poultry	\$125.00
Resident Mobile: Fish	\$125.00
Resident Mobile: Fruits and Vegetables	\$50.00
Non-Resident Wholesale: Prepared food	\$100.00
Non-Resident Mobile: Prepared Food	\$250.00
Non-Resident Mobile: Meat & Poultry	\$250.00
Non-Resident Mobile: Fish	\$250.00
Non-Resident Mobile: Fruit and Vegetables	\$250.00
Non-Resident Whole: Meat	\$100.00
Vending Machines (0-20)	\$50.00
Vending Machines (21 – 40)	\$100.00
Vending Machines (+41)	\$200.00
Hazardous Waste License (issued by City Council Only)	\$500.00
Halfway House	\$100.00

Be and the same is hereby amended to read as follows:

**1103.02 APPLICATION, LICENSE AND INSPECTION FEES.**

(b)	Food license and inspection fees are as follows:	
	Eating and Drinking Establishments (0-2,500 Sq. feet)	\$ 200.00
	Eating and Drinking Establishments (over 2,501 Sq. feet)	\$ 300.00
	Grocery, Variety, Wholesale Food (0 – 5,000 Sq. feet)	\$ 200.00
	Grocery, Variety, Wholesale Food (over 5,001 Sq. Feet)	\$ 400.00
	Retail (over 1,000 Sq. feet)	\$ 400.00
	Tavern (Also requires Eating & Drinking License)	\$ 225.00
	Resident Mobile: Prepared Food	\$ 225.00
	Resident Mobile: Meat & Poultry	\$ 225.00
	Resident Mobile: Fish	\$ 225.00
	Resident Mobile: Fruits and Vegetables	\$ 150.00
	Non-Resident Wholesale: Prepared food	\$ 200.00
	Non-Resident Mobile: Prepared Food	\$ 350.00
	Non-Resident Mobile: Meat & Poultry	\$ 350.00
	Non-Resident Mobile: Fish	\$ 350.00
	Non-Resident Mobile: Fruit and Vegetables	\$ 350.00
	Non-Resident Whole: Meat	\$ 200.00
	Vending Machines (0-20)	\$ 150.00
	Vending Machines (21 – 40)	\$ 200.00
	Vending Machines (+41)	\$ 300.00
	Hazardous Waste License (issued by City Council Only)	\$ 600.00
	Halfway House	\$ 200.00

**SECTION 2.** That this Ordinance or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed. If any section, part of clause of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

**WE HEREBY CERTIFY** that this Ordinance passed Council this 26<sup>th</sup> day of May, A.D. 2021.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
ACTING CITY CLERK