

COUNCIL CHAMBERS
MAY 26, 2021

**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 10:10 AM with Mayor Thaddeus Kirkland presiding. A prayer was said followed by the Pledge of Allegiance. The roll was called and the following were present:

Elizabeth Williams
William Morgan
Portia West
William "Al" Jacobs
Thaddeus Kirkland

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, Jacobs, Mayor Kirkland. Nays: 0.

Mayor Kirkland asked if anyone in the audience had any comments on Agenda items only.

The Acting City Clerk proceeded with the reading of the Resolutions.

RESOLUTION

WHEREAS, the following individuals have requested a handicapped parking zone:

1. William Clark, 1220 Pine Lane, Chester, PA 19013;
2. Jewel B. Johnson, 523 Norris St., Chester, PA 19013
3. Tammie McDaniel, 607 West 13th St. Chester, PA 19013

WHEREAS, after a thorough investigation by the Department of Streets and Public Improvements, it has been determined that 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 zones in the 1200 Block of Pine Lane, 500 Block of Norris Street; and 600 Block of West 13th Street, in 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, Jacobs, Mayor Kirkland. Nays: 0.

NOW, THEREFORE, 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:

- W. 10th Street from Stoney Creek to Clover Lane
- Meadow Lane from W. 10th Street to W. 11th Street
- Keystone Road from W. 10th Street to W. 11th Street
- Clover Lane from Stoney Creek Connection along W. 13th 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. 13th Street;
- South Ramps on Alley between Keystone Road and Pine Lane along W. 13th Street;
- Southwest, Southeast, and Northwest Corner of Pine Lane and W. 13th Street;
- South Ramps on Alley between Pine Lane and Clover Lane along W. 13th Street;
- Southeast and Southwest corners Clover Lane and W. 13th Street;
- South Ramps on Alley between Clover Lane and Harwick Street;
- All Corners at Meadow Lane and W. 10th Street;
- All Corners at Keystone Road and W. 10th Street;
- All Corners at Pine Lane and W. 10th Street;
- All Corners at Clover Lane and W. 10th 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 PADEP Permit.

7. Applicant obtains and provides verification that all easements have been obtained from private property owner for the construction of proposed improvements

8. Applicant obtains any and all required PADEP 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 of this project.

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

RESOLUTION

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.

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 redevelopment 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.

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

RESOLUTION

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 DCBG 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.

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

RESOLUTION

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

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

NOW, THEREFORE, 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 24, 2021 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, Jacobs, Mayor Kirkland. Nays: 0.

AN ORDINANCE

**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 (b) ENTITLED APPLICATION,
LICENSE AND INSPECTION FEES BY INCREASING THE
FEES; AND REPEALING ALL ORDINANCES OR PARTS**

OF ORDINANCES INCONSISTENT THEREWITH.

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

Public Comments via email

Margaret Johnson, 910 Booth St. – **See email attachment #1**

Councilwoman Portia West apologized for the missing of the email from 4/15 and 4/24. She said, her staff was there on Harwick about a month ago and picked up what she saw in the alley when she was in the area.. She said, my staff and I will go to look and see what's going on. Mr. Richard Knox is responsible for getting the lighting concerns into the entity who handles the lighting. I will go and do an assessment myself personally to make sure that we get these items handled.

There was no more public comment provided.

Mayor Kirkland said, before closing out the Council meeting, he would like to address something. He said, we try our best to be transparent. Not only transparent, but provide this community with factual and correct information. I don't want persons misleading other persons. This is concerning the demolition of a building on West 6th Street. You may have seen some persons holding some type of rally or protest at that sight near 6th and Kerlin, which was quite dangerous because the building was being cornered off because it was in terrible condition. It was a condition that could be very harmful and hurtful to persons if it had collapsed. I just want to bring out some factual information to those persons who are watching and listening on face book live. Mayor Kirkland read a resolution concerning the demolition of:

626-628 W. 6th St. 49-0700422-00

Passed 10/28/2020

See Attached Resolution (**attachment #2**)

1. 626-628 W. 6th St.
2. 629 W. 6th St.
3. 211 Ivy St.
4. 2215 W. 3rd St.
5. 2405 Chestnut St

Passed 2/24/2021

See Attached Resolution (**attachment #3**)

Mayor Kirkland wanted to clarify that it is a process that has to take place before we can begin our demolition. We work hard on making sure that people in our community in who we represent have factual information, truthful information.

Mayor Kirkland asked if there were any other further comments from council.

Mayor Kirkland said, there will be executive session following the council meeting.

Councilman William Morgan said, the City of Chester and CEDA is still accepting applications for rental, utility and the mortgage assistance program. You can reach out to CEDA (Chester Economic Development) or Joanne Ruark at City Hall (610)447-7700. Please take advantage of those opportunities that we have here..

Councilwoman West thanked the residents of Chester, for letting her know, when their regular and re-cycle trash has not being picked up. She said, there are many concerns, and she wanted the residents to know she is also concerned about the trash being missed on their respective trash days. She said, I called for a meeting with the upper management team at JP Mascara so, I want you to know that I'm working on some issues. I am concerned along with you but I'm taking every step along with my team, are making sure that we rectify the situation with our trash not being collected in a timely manner.

There being no other business to come before Council, the meeting was adjourned at 10:36 AM.

Respectfully submitted,

Joan Neal, Acting City Clerk