

**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 10:00 AM with Mayor Kirkland presiding. A prayer was said followed by the Pledge of Allegiance. The roll was called and the following were present:

Mayor Kirkland  
Elizabeth Williams  
William Morgan  
Stefan Roots

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

**Councilman Morgan made a motion to amend the current agenda to add Resolution 11 Authorize approval for the adoption of city-wide deteriorated boundaries.**

Ken Shuster, City Solicitor said, the purpose of amending the agenda was due to a public hearing this morning to determine the boundaries that was not put on the agenda 24 hours before the council meeting.

**Mayor Kirkland asked for public comment on agenda items only.**

**There were none.**

***Mayor Kirkland announced that if anyone would like to address council, to please sign the sign in sheet on the podium with your name and address.***

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

**RESOLUTION**

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

1. Lavada E. Driggins, 200 West 2<sup>nd</sup> Street, Chester, PA 19013;
2. Alvin Herring, 209 Patterson Street, Chester, PA 19013
3. Doris Holmes, 614 Highland Ave., Chester, PA 19013
4. Todd Holmes, 3024 West 12<sup>th</sup> Street, Chester, PA 19013
5. Juanita Miller, 2418 Lindsay Street, Chester, PA 19013; and
6. Denise Parker-Foster, 1121 West 8<sup>th</sup> Street, Chester, PA 19013.

**WHEREAS**, after a thorough investigation by the Department of Public Works, 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 200 Block of West 2<sup>nd</sup> Street; in the 200 Block Patterson Street in the 600 Block of Highland Avenue; in the 3000 Block of West 12<sup>th</sup> Street; in the 2400 Block of Lindsay Street; and in the 1100 Block of West 8<sup>th</sup> Street in the City of Chester.

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

#### **RESOLUTION**

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

That it does hereby ratify the promotion of John Paul Shirley from the position of Battalion Chief, to the position of Deputy Chief, Bureau of Fire, Department of Pubic Safety, effective January 16, 2023, with a thirty (30) day probationary period, at the salary as provided in the Annual Appropriation Ordinance.

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

#### **RESOLUTION**

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

That it does hereby ratify the promotion of Michael Gaffney from the position of Firefighter to the position of Captain, Bureau of Fire, Department of Public Safety, effective January 16, 2023, with a ninety (90) day probationary period, at the salary range as provided in the Annual Appropriation Ordinance.

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

## RESOLUTION

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

That it does hereby ratify the appointment of the following individuals to the position of Apprentice Firefighter, Bureau of Fire, Department of Public Safety, effective January 16, 2023, with all benefits applicable thereto, at the salary range as provided for a first year Apprentice, in accordance with the contract between the City of Chester and International Association of Firefighters, Local 1400:

Joshua Mason  
Joseph Hall  
April Ziviello  
Phoenix Murray  
Ryan Bax  
Christopher Zuccarelli  
Zachary Felker  
Kenneth Baker  
Mark Randolph  
Erik Kallberg

**FURTHER**, said individuals are required to reside in the City of Chester for the first five (5) years of their employment. Any Firefighter not residing in the City of Chester must do so within three (3) months of their date of hire as a permanent employee, and must submit proof of residency to the Human Resources Department.

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

**Mayor Kirkland said, I had a conversation with legal persons, the Receiver and his team about nepotism here in the city of Chester. He said, I believe, this is nepotism at it 's best. When firefighters and police officers encourage their family members to follow suit and to do the very best that they can do to help protect and service the community; I think it's a great thing; continue doing what you're doing and continue to encourage family members to be the very best they can be; what you do everyday.**

## RESOLUTION

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

That it does hereby ratify the appointment of the following individual to the position of Police Cadet, Chester Police Department, Department of Public Affairs, effective January 10, 2023, at an hourly rate of fifteen dollars (\$15.00) per hour, on a per diem basis, not to exceed 8 hours per day, 6 days per week, with not benefits;

1. Marlon Jones

**FURTHER**, said Police Cadet shall attend the Delaware County Community College Academy to receive the required police certification and successfully complete all other pre-employment requirements.

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

**RESOLUTION**

**WHEREAS**, the City of Chester hired Shanae Hill for the full-time Finance Clerk, Department Accounts, Finance and Human Resources, effective January 30, 2023, for 37.5 hrs. per week, with no benefits and a ninety (90) day probationary period; and

**WHEREAS**, said employment is contingent upon said individual successfully completing ninety (90) days probation from the date of hire; and

**WHEREAS**, The City is required by law to offer said employee medical benefits after sixty (60) consecutive days of employment, which is completed on March 31, 2023; and

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

**FURTHER**, if said employee fails to meet the job expectations within the ninety (90) days probation, said employee will no longer be eligible for the position and will be subject to termination from said position.

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

**RESOLUTION**

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

**WHEREAS**, on March 24, 2021, Chester City Council approved the land development of a 105,052 square foot warehouse with office space for FMM QZOB, LLC, predecessor in interest to Alliance 4<sup>th</sup> and Booth, LLC at 4<sup>th</sup> and Booth Streets, Chester, PA 19013; and

**WHEREAS**, said plans were not recorded within 90 days of municipal approval.

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

That in accordance with recommendation of the Chester City Planning Commission dated March 17, 2021 and reviewed by the Delaware County Planning Commission on February 18, 2021, it does hereby grant final approval for 4<sup>th</sup> and Booth, LLC to develop 348,730 sq. ft, with a 100,068 sq. ft. distribution warehouse to be located at 4<sup>th</sup> and Booth St., Chester, PA 19013, as shown on a plan prepared by Linn Architects, 1140 N. Providence Road, Media, PA 19063; dated January 27, 2021, last revised January 10, 2023. On motion of Councilor Morgan, seconded by Councilor Williams, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, Roots, Mayor Kirkland. Nays: 0.

**RESOLUTION**

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

That it does hereby approve the Temporary Easement for Construction for the property located at 534 Lloyd Street, to allow for the improvement and construction of 122 square feet of the aforementioned property, for an amount not to exceed Five Hundred Dollars (\$500.00), for the Lloyd Street Bridge Project.

**FURTHER**, said project is contingent upon final approval from City Solicitor.

On motion of Councilor Morgan, seconded by Councilor Williams, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, Roots, 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 PECO for the installation of 690 feet of new electrical lines within the City of Chester, at the following locations:

- 1. W. Front Street from Edwards to Central
- 2. W. Front Street from Norris Street to a point 336 feet West of Norris.

**FURTHER**, said permit is contingent upon PECO’s compliance with all the conditions outlined by the City Engineer and performed in a manner that is satisfactory to City Council, specifically the following:

- 1. PECO performs a half mill and overlay on all road openings exceeding 100 feet or three (3) patches within 100 feet.

2. PECO provides appropriate traffic control measures to ensure continual operation of City Streets.
3. PECO obtains all required Road Opening Permits from the City as well as any other required permits.

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

### **RESOLUTION**

**WHEREAS**, the City of Chester intends to submit an application for Fiscal Year 2023 funding under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program; and

**WHEREAS**, one of the requirements of these programs is to inform the citizens of the City of Chester regarding the City's intended uses for the funds requested from HUD under the CDBG and HOME Programs; and

**WHEREAS**, the City of Chester is required to prepare a draft of the Fiscal Year 2023 CDBG and HOME Action Plan, which identifies the projects and program activities on which the Program Year 2023 CDBG and HOME funds are proposed to be spent.

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

That it does hereby authorize the Chester Economic Development Authority (CEDA) to take the appropriate steps to ensure the requirements for the Action Plan preparation and public notification are met and to advertise the availability of the draft F.Y. 2023 CDBG/HOME Action Plan in accordance with the appropriate federal regulations.

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

### **RESOLUTION**

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

That it does hereby adopt the 2020 Chester City Census tracts as the boundaries of the deteriorated area or areas, in accordance with the recommendations at the hearing held January

25, 2023, for the Local Economic Revitalization Tax Assistance Law (LERTA) and Improvement of Deteriorating Real Property or Areas Tax Exemption Act (IDRPA) programs.

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

**RESOLUTION**

**WHEREAS**, the Power Home Remodeling Group is interested in acquiring and developing a property for a training and material supply center to consolidate its regional activities within the City of Chester.

**WHEREAS**, the referenced property is known as 742 Front Street and is generally bounded by Ulrich Street, W. 2<sup>nd</sup> Street, Kerlin Street and W. Front Street.

**WHEREAS**, the Chester Economic Development Authority is seeking to have this property return to productive use and provide employment opportunities in accordance with the City’s economic development efforts.

**FURTHER**, in order for the effective redevelopment of the parcel, Power Home Remodeling Group is requesting Conditional Approval to vacate the following City right-of-way as per the attached exhibit.

- 1. Cherry Street from Ulrich Street to Reamy’s Lane
- 2. Reamy’s Lane from Cherry Street to W. 2<sup>nd</sup> Stret

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

That conditional approval is granted for the vacation of the above-described streets contingent on the following:

- 1. The applicant obtains land development approval from the City, which includes any and all zoning relief necessary for the Development.
- 2. The applicant meets City and Statutory Requirements for the proper vacation of streets, including obtaining site control of adjacent properties or permission from adjacent property owners to vacate.
- 3. Applicant provides a legal description for the R.O.W. vacation.
- 4. Applicant obtains required approvals from any and all existing utilities that may be using the R.O.W.

On motion of Councilor Morgan, seconded by Councilor Williams, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, Roots, 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 17, 2022 through January 14, 2023 attached hereto and made a part hereof, subject to approval from the Department of Accounts and Finance.

On motion of Councilor Morgan, seconded by Councilor Williams, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, Mayor Kirkland. Nays: 1. Councilor Roots

**AN ORDINANCE**

**AN ORDINANCE OF THE CITY OF CHESTER ENACTED PURSUANT TO THE IMPROVEMENT OF DETERIORATING REAL PROPERTY OR AREAS TAX EXEMPTION ACT (IDRPA) AUTHORIZING TAX EXEMPTIONS FROM PROPERTY TAX FOR CERTAIN DETERIORATED RESIDENTIAL PROPERTY; DEFINING ELIGIBLE DETERIORATED RESIDENTIAL AREAS; SETTING A MAXIMUM EXEMPTION AMOUNT AND AN EXEMPTION SCHEDULE; AND PROVIDING A PROCEDURE FOR SECURING AN EXEMPTION.**

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

**AN ORDINANCE**

**AN ORDINANCE OF THE CITY OF CHESTER ENACTED PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE LAW (LERTA), AUTHORIZING TAX EXEMPTIONS FROM PROPERTY TAX FOR CERTAIN DETERIORATED INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY; DEFINING ELIGIBLE DETERIORATED AREAS; SETTING A MAXIMUM EXEMPTION AMOUNT AND AN EXEMPTION SCHEDULE; AND PROVIDING A PROCEDURE FOR SECURING AN EXEMPTION.**

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

**Ms. King Covid Update – Attachment #1**

**Presentation to the Philadelphia Union Attachment #2**

**Mayor Kirkland said, the Philadelphia Union has been a great partner and friend to the City from day one; they have embraced our community and helped it grow. When others**



would say that Chester's not doing this and Chester's not doing that, the Philadelphia Union has invested 55 million dollars into a development at the soccer stadium to help the City to continue to grow and create jobs. This is more than a partnership it is a friendship. We don't just give out keys to the City just willy nilly, but we give them out to persons, organizations and individuals that truly have the best interest of Chester at heart and they show it by their actions. On behalf of Mayor and Council, he thanked them for all that they do in the City of Chester; they're champions! He said, they may be the Philadelphia Union but they are the Philadelphia Union located in Chester.

Councilman Roots said, it's interesting that we are giving them the key to the city because they already act like they have the key to the city. They're in so many areas of our city doing great work. He wanted to thank them personally.

Councilman Morgan said, he has had a number of meetings with the Philadelphia Union about initiatives, projects, and recreational activities. He said, he was reached out to, to become a part of the Philadelphia Union Foundation; the IAm project. He said, it is a project that the union has rapped their arms around and created to assist with students; bringing them on college tours. They also bring in speakers such as Rich Kliman, a manager of Kevin Durant. Councilman Morgan said, they have had their finger prints on the children in Chester in a positive way to give them exposure that many of our children may not see. He thanked them for what they do.

Mayor Kirkland presented Tim McDermott and Dave Debusschere the key to the City on behalf of the Philadelphia Union.

### **Swearing In Ceremony**

Deputy Fire Chief John Paul Shirley  
Fire Captain Michael Gaffney

Commissioner Rigby introduced Chief Pryor and Captain Marsella from the Wilmington Fire Company.

Apprentice Firefighters  
Joshua Mason  
Joseph Hall  
April Ziviello  
Phoenix Murray  
Ryan Bax  
Christopher Zuccarelli  
Zachary Felker  
Kenneth Baker  
Mark Randolph  
Erik Kallberg

**Councilwoman Williams commented about April Zviello persevering in her quest to become a Chester firefighter. She encouraged women to choose a career in becoming firefighter.**

**Councilman Roots said when he met with the firefighters, he said he asked them why they chose Chester to launch their careers. He asked each firefighter to introduce themselves and say a few words to the community.**

Each firefighter expressed their gratitude to Mayor and Council, Commissioner Rigby and their families for their support.

### **Public Comment**

Anita Littleton had a follow up concern about the abandoned houses on 9<sup>th</sup> St. across the street from Chester High School. She wanted to know what was going to be done about those houses. She asked, are taxes being paid on them as to the reason why abandoned houses can remain there. Also, an abandoned car has been sitting in front of her home since November. She has called several times. She asked, what is the turnaround time before the car is removed? Also, what is the continued plan to clean up illegal dumping?

**Mayor Kirkland asked Mike Galante, City Engineer to speak to abandoned houses concern.**

Mike Galante said, we are working with the county with the priority list. Those homes are not on that list. I will get the addresses to see if they can be put on the demo list if it's something that need to happen. He said he would talk to her after the meeting.

**Councilman Morgan said, he will check to see if those properties taxes are current; or if a payment plan is set up with Delaware County. He said, we want owners to keep up with the upkeep of the properties. We are working on ordinance and legislation to hopefully mitigate that in the future. We are doing assessments with L&I, code enforcement and looking at other municipalities and cities to see what laws they have enacted to decrease the amount of time that a property can stay vacant and or blighted to a community like those have been.**

Anita Littleton asked, what is enacted now with those situations? What is the time frame? Is there anything in place for when properties are abandoned?

**Councilman Morgan said, not anything that's outside of our normal ordinances for public safety, L & I, code enforcement, reaching out to those property owners and citing them on an as needed basis.**

**Mayor Kirkland asked Commissioner Gretskey to speak on the abandoned car issue.**

Commissioner Gretsky said, he will go take a look at the abandoned car Anita Littleton spoke about. Working with COO to transfer the abandoned vehicles to L&I. There is a process to tag and tow in 72 hours.

**Mayor Kirkland asked Commissioner Gretsky to speak on the arrest made in regard to illegal dumping.**

Commissioner Gretsky said, they have come up with a taskforce; I&I, DA, CID and himself. They have portable cameras and it's put on the Facebook page which helped them to make an arrest.

**Mayor Kirkland said, we are in the process of cleaning up as many dump sites as possible. He asked the community if they would be vigilant when it comes to looking out, because, as fast as they are cleaning them up, if there's no camera there, they are back dumping again. There not dumping at night now; they're dumping during the daytime, so we need the help of our residence as well.**

Anita Littleton asked, what are some of the criminal charges? What are the consequences of illegal dumping?

Commissioner Gretsky said, in reference to arrest, there is due process, a lot comes on the judges, a fine, taking the persons vehicle, it goes through the court system.

**Councilman Morgan said, a member of L&I will speak to you about their meet and greets that they have.**

Brown Williams asked about having to pay stormwater and sewage? Chester is the poorest city in the country. He said our young black men don't have opportunities in the city.

**Mayor Kirkland said, Chester is not the poorest city in the country. He said, Mr. Brown, we don't have Sun Ship anymore, we don't have a Ford Motor Company anymore. We would love to have those company's here, but we don't have them. Our young black men have opportunities here in this city for employment. There's going to be great opportunity down at the soccer stadium; 55 million dollars investment. Someone will need to come in and help build that facility. You saw today all those firefighters being sworn in and we have police officers that will be sworn in. We plead with our residents to come after those career opportunities; to say that there's nothing to do and they can't get these jobs and opportunities. That's not correct. Those opportunities are there. We fight every-day for Chester residents to apply to get jobs within this city government. All it takes is to have the skill set to do the job. If residents choose not to come and choose not to work, that is not the fault of this government; that is the fault of that individual. We welcome those persons to come to say they want to be a police officer or firefighter; I want to work in city government, I want to go down to the soccer stadium and show them my worth, I want to go down to Harrah's and show them my worth, I want to go to Silvercare Health Services and show them my worth. Those opportunities are there.**

Mr. Williams said, if they get caught with in the street with reefer, they will be told that they have a background. They will not hire them. He asked Mayor Kirkland, if I bought 25 people here for jobs, would you hire them?

**Mayor said, no. I say that because we don't have 25 jobs, but if we had 25 jobs that were available in city government and they are qualified for those positions, we'd put them to work.**

Mr. Williams spoke about the Stormwater Authority only being in the City Chester, houses being striped and should have a dumpster. He said, there is trash everywhere. He said, when the police stop people they tow the car to Iacona and charge 5 and \$600.00 dollars. He said, someone shot out his window to his house and the city should fix his window.

**Mayor Kirkland said, there are stormwater authorities throughout Pennsylvania; not only Chester but in other states. The Stormwater Authority was established by the state legislature to elevate flooding within our communities. He said, in reference to the towing, they do not charge 5-\$600.00 per day; that is not true. Mayor Kirkland said, the city should not fix the window; it's called homeowner's insurance.**

There being no other business to come before Council, the meeting was adjourned at 11:45 AM.

Respectfully submitted,

**Joan Neal, Acting City Clerk**