

**COUNCIL CHAMBERS  
NOVEMBER 8, 2023**

**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 10:01am with Mayor 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  
Stefan Roots  
Mayor 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, Roots, Mayor Kirkland. Nays: 0.

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

The City Clerk proceeded with the reading of the Resolutions.

**RESOLUTION**

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

That it does hereby transfer Madeline Clausell from the position of Secretary, License and Inspection Department, to the position of Bi-Lingual Clerk, License and Inspection, effective November 20, 2023, with a sixty (60) day probationary period, with all benefits applicable thereto, at the salary range as provided in the Annual Appropriation Ordinance.

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

**RESOLUTION**

**WHEREAS**, the City of Chester hired Aysia Pierce for the position of Grants Writer/Coordinator Manager, Office of the Mayor, effective November 20, 2023, for 37.5 hours per week, with no benefits and a thirty (30) day probationary period; and

**WHEREAS**, said employment is contingent upon said individual successfully completing a thirty (30) day 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 January 19, 2024; and

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

**FURTHER**, if said employee fails to meet the job expectations within the thirty (30) day probation, said employee will no longer be eligible for the position and will be subject to termination from said position.

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

#### **RESOLUTION**

**WHEREAS**, the City of Chester hired Frank Morgan for the position of Laborer, Department of Parks and Recreation, effective November 20, 2023, for 40 hours per week, with no benefits and a sixty (60) day probationary period; and

**WHEREAS**, said employment is contingent upon said individual successfully completing a sixty (60) day 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 January 19, 2024; and

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

**FURTHER**, if said employee fails to meet the job expectations within the sixty (60) day probation, said employee will no longer be eligible for the position and will be subject to termination from said position.

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

#### **RESOLUTION**

**WHEREAS**, the City of Chester hired Truitt Redd for the position of Field Inspector, Department of Public Works, effective November 20, 2023, for 37.5 hours per week, with no benefits and a sixty (60) day probationary period; and

**WHEREAS**, said employment is contingent upon said individual successfully completing a sixty (60) day 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 January 19, 2024; and

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

**FURTHER**, if said employee fails to meet the job expectations within the sixty (60) day probation, said employee will no longer be eligible for the position and will be subject to termination from said position.

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

#### **RESOLUTION**

**WHEREAS**, the City of Chester hired Lucianny Ulloa for the position of Bi-Lingual Clerk, Licenses and Inspections, effective November 20, 2023, for 37.5 hours per week, with no benefits and a ninety (90) day probationary period; and

**WHEREAS**, said employment is contingent upon said individual successfully completing a ninety (90) day 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 January 19, 2024; 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) day probation, said employee will no longer be eligible for the position and will be subject to termination from said position.

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

## **RESOLUTION**

**WHEREAS**, Chester City Council passed Resolution 178-2023, to hire Casandra Miller as the part-time Animal Control Officer; and

**WHEREAS**, the City desires to rescind the offer of employment.

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

That it does hereby rescind the offer of employment to Casandra Miller for the part-time position of Animal Control.

**FURTHER**, it does authorize the Human Resources Department to place the job offer on Indeed and or any similar employment agency.

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: Roots.

## **RESOLUTION**

**WHEREAS**, a petition to the City requesting an honorary sign be installed on Barclay Street between 9<sup>th</sup> Street and 10<sup>th</sup> Street, renaming that portion of roadway to Clifford Wilson, Jr.,; and

**WHEREAS**, the City appreciates citizens who make significant contributions to our community and would like to honor this request.

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

That it does hereby authorize the installation of an honorary sign renaming a portion of Barclay Street between 9<sup>th</sup> and 10<sup>th</sup> Streets to Clifford Wilson, Jr., subject to the implementation of a detailed comprehensive plan.

**FURTHER**, it does authorize the Department of Public Works to order and install the aforementioned sign.

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

## **RESOLUTION**

**WHEREAS**, the City of Chester desires to work with the Chester Ridley Crum (CRC) Watersheds Association on a Project in Crozer Park which includes riparian and open space tree planting and invasive plant removal ("Project"); and

**WHEREAS**, the City of Chester is the owner of the property on which the Project is to be performed; and

**WHEREAS**, the City of Chester, as the Landowner, and the CRC Watersheds Association, as the Grantee, agree to enter into a Landowner-Grantee Agreement as required for participation in the Pennsylvania Department of Environmental Protection (PA DEP) Growing Greener Watershed Protection and AMD Set-Aside Grant Programs; and

**WHEREAS**, the CRC Watersheds Association will partner with Delcora volunteers and other volunteers to plant 65 trees along the Chester Creek within the open space in Crozer Park.

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

1. That the PA DEP Landowner-Grantee Agreement between the City of Chester and the CRC Watersheds Association is hereby approved.
2. The City of Chester hereby grants the CRC Watersheds Association and its partners the right to enter and perform the work described in the Agreement and to make periodic monitoring visits for the life of the Agreement.
3. The City of Chester will be responsible for all normal, routine maintenance and repair of the Project area.

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

## **RESOLUTION**

**WHEREAS**, the Planning Department with the assistance from C H Planning, a professional Planning firm has prepared the Chester City Vision Plan for the year 2035, at the direction of Chester City Planning Commission in accordance with the provisions of the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, the Chester City Vision 2035 Plan includes a community overview, vision statement, goals and strategies, future land use and development strategy and implementation; and

**WHEREAS**, both the Chester City Planning Commission and the Delaware County Planning Commission have reviewed the Plan and have recommended that the Chester City Council adopt said Plan; and

**WHEREAS**, copies of the Comprehensive Plan and maps have been made available for review by the citizens of Chester City; and

**WHEREAS**, the Chester City Planning Commission conducted a duly advertised public hearing on May 2023, as required by the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, the City Council has conducted a duly advertised public hearing on November 6, 2023, as required by the Pennsylvania Municipalities Planning Code, and has considered all comments and recommendations submitted at said public hearing.

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

That it does hereby adopt the Chester Vision 2035 Comprehensive Plan and does acclaim the Plan to the officials, business community, civic associations and the citizens of Chester City for guidance in matters concerning the future physical, social, and economic development of the City.

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: Roots.

## **RESOLUTION**

**WHEREAS**, Chester City Council approved the development of the WSFS Bank Sportsplex – Phase I Fields; and

**WHEREAS**, a financial security bond was received in the amount of One Million One Hundred Fourteen Thousand Two Hundred Thirty-six Dollars and One Cent (\$1,114,236.01); and

**WHEREAS**, there has been a request for the release of the financial security funds associated with the development.

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

That it does hereby approve the release of One Million, Two Thousand, Eight Hundred Twelve Dollars and Forty-One Cents (\$1,002,812.41) in accordance with the recommendation of the City Engineer, who has determined the applicant has completed 90% of the project.

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, Roots, 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 sum of \$50.00 to Pierre Brice for a Zoning Permit applied for in error for the property located at 919 E. 15<sup>th</sup> Street, Chester, PA 19013.

On motion of Councilor West, seconded by Councilor Morgan, the above Resolution was adopted. The following vote was taken: Yeas: Williams, Morgan, West, 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 Lists dated October 17, 2023 and October 20, 2023, 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, Roots, Mayor Kirkland. Nays: 0.

The City Clerk proceeded with the reading of the Ordinances.

**BILL NO. 17  
ORD. 14, 2023  
(AS AMENDED)**

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

**AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, ENACTING NEW ARTICLE 361, PURSUANT TO THE IMPROVEMENT OF DETERIORATING REAL PROPERTY OR AREAS TAX EXEMPTION ACT (IDRPA), ENTITLED "RESIDENTIAL" OF TITLE FIVE-PROPERTY TAX ABATEMENT, OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, PENNSYLVANIA, 1978, AS SUPPLEMENTED AND AMENDED, BY 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; AND SUBMITTING DOCUMENTATION TO MEET APPLICATION REQUIREMENTS.**

On motion of Councilor West, seconded by Councilor Morgan, Bill No. 17, 2023 was passed on its **Last and Final Reading**. The following vote was taken: Yeas: Williams, Morgan, West, Roots, Mayor Kirkland. Nays: 0.

BILL NO. 18  
ORD. 15, 2023

AN ORDINANCE  
LAST AND FINAL READING

**AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, ENACTING NEW ARTICLE 363, PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE LAW (LERTA), ENTITLED, "INDUSTRIAL AND COMMERCIAL" OF TITLE FIVE – PROPERTY TAX ABATEMENT, OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, PENNSYLVANIA, 1978, AS SUPPLEMENTED AND AMENDED, BY 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 West, seconded by Councilor Morgan, Bill No. 18, 2023 was passed on its **Last and Final Reading**. The following vote was taken: Yeas: Williams, Morgan, West, Roots, Mayor Kirkland. Nays: 0.

**Presentations**

Health Update by Ayanna King, COVID-19 Support Specialist (**see attachment #1**)

**Mayor Kirkland – Honorary naming of City Hall Lobby to Robert A. Thompson (A picture of Robert was revealed)**

**Public Comment**

**Delores Shelton says** living on 18<sup>th</sup> Street is getting harder and harder. Yesterday morning around 4-4:30a, there were gunshots. Then 15-20 minutes later there were gunshots again. Then the third time, there were more gunshots. The Police came. My bedroom window is directly across from that (inaudible). Then the SWAT Team came. They made my neighbor evacuate. That house has been nothing but problems since they moved there. Can we get some kind of assistance or some kind of meeting with the Owners of these houses? They are parking on the sidewalks. **WE NEED HELP! HELP ME/US SOMEBODY!!**

Mayor Kirkland says it would be nice to have a meeting. Hopefully we can. The good thing about the SWAT TEAM being in your neighborhood...There was a young lady shot in the leg that evening. Two men ran into that building you're talking about across from you and they were armed. That's why the SWAT TEAM came in. They finally came out and arrested them. Then they were waiting for a warrant to go in and see if there were any more weapons in there. That's why they stayed on the scene. The good thing is that those individuals were apprehended and no one else was hurt.

**Amin Abdul Salim says** when we cry out...this is nothing compared to (inaudible)...to see the reality of what God is doing. We want to stick with God's Agenda. Try to get a hold of this and take off of that. It takes a whole village to raise one Child correctly. This is more than one eye can see. We want to be connected with our Lord. This is a different order (no ears have heard or mind (inaudible)). They came out and voted but we already know that the Big Bro is in control.

**\*\*Public Comment addresses are in the City Clerk's Office**

## MAYOR AND COUNCIL REMARKS

**Councilwoman Williams says** tomorrow, we will celebrate Veteran's with a Luncheon here at City Hall @ 12p. Please come and thank our Veteran's for putting their life on the line. My heart is broken because Robert was the only person I considered **MY BOSS!** If he was here today, he would say "do you have your stuff ready for the Veteran's"? Robert would remind me of what I needed to do for special occasions. He would be downstairs waiting for me to come in and when I did he'd be like what are you doing today? **I LOVED HIM! HE WAS MY BUDDY!!**

**Councilman Roots says** I just met Robert when I started working here at City Hall. I can't say I met him...I encountered him. You would walk in the door and he would just start from any point, on any topic. Not only would he start, he just wouldn't let go. Not knowing Robert I didn't know whether to walk away or tell him to chill. But it was always welcoming to see him! He would sit right there at the Receptionist desk. He didn't miss a thing. I don't know if he even knew my name. But, he always wanted to know where I was going. He always thought I had a meeting with the Mayor. It was always a joy to be with Robert. The saddest part of the Robert story is that those of us here that encountered him almost on a daily basis, you couldn't help but to love him. But out in these streets, unfortunately the streets see a person like Robert and don't have that same regard, respect and honor and that's sad. **WE ARE GOING TO MISS ROBERT!** Mayor, it's a great gesture to name the Lobby after him. He was the Lobby!!

**Councilman Morgan says** Robert was always asking me who the Mayor is. Always asking me why I'm not in a Meeting. He would ask me why I was in City Hall like this was his building. He had a many of questions but just with the love that he had and showed for everybody. He was consistent with who he was and how he interacted with everyone. I didn't necessarily know when the conversation was over...the conversation was never over...so I just continued to go on with my Meeting. He did respect that. Never the less he knew he would pick back up on that conversation when I came back down the steps. **SO WE WILL MOST CERTAINLY MISS ROBERT AND HE WILL ALWAYS BE LOVED IN MY HEART!**

**Councilwoman West says** I too will miss Robert. When I would come in the side door he would always want to know where's the Mayor. He thought I was your keeper. He wanted to know how I've been. I found Robert to be a very warm, supportive person. He was always there supporting whatever we were doing. I will miss seeing Robert. I want to comment on his warm loving family...very supportive. You can tell he came from a good family and he has a wonderful Mother. I just want you to know that your loss is our loss. We will continue to pray for you. It will be an honor to see Robert's picture up in the Lobby every day. **WE WILL REALLY TRULY MISS HIM!** I am very excited about my new Field Inspector, Truitt Redd (She asked him to stand). I want to thank Mr. Lightner for supporting me in this effort in getting me a Field Inspector because we've been without an Inspector for a long time and we really need one. Also, I still want people to know that I'm passing out Petitions regarding the Lloyd Street Bridge. I'm trying to get about 1,000 signatures. If you have not signed the Petition because we need our Bridge reopened. It's a connector of one side of Chester to another. It's dangerous. We were on a list of priorities but we moved down the priority list. **WE HAVE TO STAND AND MAKE SOME NOISE AS A COMMUNITY AND SAY ENOUGH IS ENOUGH!!**

**Mayor Kirkland says** if you look at that Portrait of Robert, you notice that he has on his red apron for the Salvation Army from when you ring the bell. **Robert was always out there ringing the bell at ShopRite Market.** ☺ The Resolution to naming the Street, Clifford Wilson, Jr., Mr. Pearsall, thank you. I've had the pleasure of knowing Coach Wilson since 1969. He just came into teaching. He's always been a great Coach! The good thing about the naming of this Street is that Coach Wilson is still alive!! It's important that we learn how to give folks their flowers while they can still smell them!! Congratulations Councilman Roots and the other persons who successfully ran for Office yesterday. As we exit these seats in the end of December I pray that you continue to work hard on behalf of the Citizens in Chester. Do the best that you can. It's hard pleasing people but when you please God you've done your very best! So Congratulations on a job well done!!

**Councilman Roots says** thank you Mayor!

There being no other business to come before Council, the meeting was adjourned at 10:51am.

Respectfully submitted,

**NOVEMBER 8, 2023**

Candice Newsome, City Clerk