City of Chester

Deliberative Meeting Agenda

City Council

One 4th Street
Chester, PA 19013

Monday, September 9, 2024 **2:00 PM** **Council Chambers**

ORDINANCE (To be voted on):

Final Reading Bill No. 6, Ordinance No. 5, Amending Article 507 entitled "Vehicle Operation"

- Amending Section 507.06 entitled "One-way streets" of Article 507, by adding new subsection (bb) to adopt a new traffic circulation plan to be implemented on West Union Street between Jeffrey Street to Yarnall Street which shall be one-way northeast.

First Reading of Bill No. 7, Amending Ordinance #16 of 2023

- Amending ordinance #16 of 2023, entitled, "2024 Budget" providing for compensation adjustments, corrections, modifications and changes in organizational alignments for use during the 2024 calendar year.

First Reading of Bill No. 8, Enacting new Article 133, entitled "Police & Fire Civil Service Commission"

- Amending Article 133, entitled "Civil Service", in its entirety, and enacting new Article 133, entitled "Police & Fire Civil Service Commission" of the Codified Ordinances of the City of Chester, Pennsylvania, 1978, as supplemented and amended, to provide for and oversee the examination of applicants for appointment to any position that requires testing in the Police and Fire Departments.

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

R – 90

Authorize the proper City officials to install a handicapped parking zone in the Unit Block of East 22nd Street, and in the 1000 Block of McDowell Avenue, in the City of Chester.

Submitted By: Andrew Hayman, Public Works Director
Attachments: Resolution

R – 91

Authorize the approval approve the Local Operating Procedures Agreement between the City of Chester Police Department and the Pennsylvania State Police, in order to provide coordinated and efficient police services to Harrah's Philadelphia Casino and Racetrack, located at 777 Harrah's Boulevard, within the City of Chester, by outlining a mutually beneficial arrangement that enables both parties to efficiently and cooperatively provide services within the areas of the casino.

Submitted By: Police Commissioner Gretsky
Attachments: Resolution and Agreement

R – 92

Authorize the issuance of a road opening permit to DELOCRA for sewer separation on Townsend Street from the North End near Amtrak to a point approximately 100 feet North of Seaport Drive.

Submitted By: Andrew Hayman, Public Works Director
Attachments: Resolution

R – 93

Authorize the Final Land Development approval to the Plan for Jack Surgent to construct a 7,750 sq. ft., gymnasium addition to the existing Community Center located at 701 Booth Street, Chester, PA 19013.

Submitted By: Kim Pinder-Garner, Assistant Planning and Zoning Director
Attachments: Resolution

R – 94

Authorize the Final Land Development approval for Gallo Brothers Development, LLC to construct a 32,100 sq. ft., 6-story self-storage facility, together with associated parking and landscaping, located at 1020 Morton Avenue, Chester, PA 19013.

Submitted By: Kim Pinder-Garner, Assistant Planning and Zoning Director
Attachments: Resolution

R – 95

Authorize entering into the Delaware County Green Ways Municipal Grant Program Agreement, between the City of Chester, the County of Delaware, the Redevelopment Authority of the City of Chester and the Chester Economic Development Authority for the Chester Creek Trail – Parker Manor Connector project.

Submitted By: Lisa Gaffney, Director of CEDA
Attachments: Resolution

ADJOURN

Council meetings are held on the second and fourth Wednesday of each month beginning at 10:00 AM in Council Chambers, with the exception of every other month when the Council meets on the second Wednesday at 7:00 PM. For copies of the agenda or meeting announcements, please visit our website at www.Chestercity.com or contact the City Clerk at CNewsome@chestercity.com to receive an email notice of the meetings.

BILL NO. 6

1st READING 8/28/2024

PASSED 9/11/2024

NO. 5 , 2024

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING SECTION 507.06 ENTITLED "ONE-WAY STREETS" OF ARTICLE 507 ENTITLED "VEHICLE OPERATION" OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED, BY ADDING NEW SUBSECTION (BB) TO ADOPT A NEW TRAFFIC CIRCULATION PLAN TO BE IMPLEMENTED ON WEST UNION STREET BETWEEN JEFFREY TO YARNALL STREETS WHICH SHALL BE ONE-WAY NORTHEAST AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. That 507.06 entitled "ONE-WAY STREETS," of Article 507 entitled "Vehicle Operation" of the Codified Ordinances of the City of Chester, 1978, shall be amended to add a new subsection (bb):

(bb) The direction of vehicular traffic on West Union Street shall be one-way northeast between Jeffrey to Yarnall Streets.

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 remain in full force and effect.

WE HEREBY CERTIFY that this Ordinance passed Council this 11th day of September, A.D. 2024.

_____
MAYOR

_____
CITY CLERK

BILL NO. 7

1st READING: 9/11/2024

PASSED:

NO.____, 2024

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NUMBER 16 OF 2023, ENTITLED "2024 BUDGET" PROVIDING FOR COMPENSATION ADJUSTMENTS, CORRECTIONS, MODIFICATIONS AND CHANGES IN ORGANIZATIONAL ALIGNMENTS FOR USE DURING THE 2024 CALENDAR YEAR AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. That all Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed. If any section, part or clause of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the reminder of this Ordinance shall remain valid and in full force and effect.

SECTION 2. That all Ordinances or parts of Ordinance inconsistent with the provisions of this Ordinance, be and they are hereby repealed.

WE HEREBY CERTIFY that this Ordinance passed Council this _____ day of _____, A.D. 2024.

_____
MAYOR

Attest: _____
CITY CLERK

BILL NO. 8

1st READING 9/11/2024

PASSED

NO. , 2024

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, REPEALING ARTICLE 133, ENTITLED "CIVIL SERVICE", IN ITS ENTIRETY, AND ENACTING NEW ARTICLE 133 ENTITLED "POLICE & FIRE CIVIL SERVICE COMMISSION" OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, PENNSYLVANIA, 1978, AS SUPPLEMENTED AND AMENDED, TO PROVIDE FOR AND OVERSEE THE EXAMINATION OF APPLICANTS FOR APPOINTMENT TO ANY POSITION THAT REQUIRES TESTING, IN THE POLICE AND FIRE DEPARTMENTS; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. Article 133 entitled "CIVIL SERVICE", is hereby repealed in its entirety.

SECTION 2. A new Article 133, entitled "POLICE & FIRE CIVIL SERVICE COMMISSION" is hereby enacted to read as follows:

133.01 Legislative Authority; Intent
Pursuant to the Third-Class City Code, as amended, §14401 et seq. (Civil Service) and Sections 604 and 611 of the Charter of the City of Chester, the Mayor and Council of the City of Chester to hereby establish the Police and Fire Civil Service Commission. The Civil Service Commission shall provide for and oversee the examination of applicants for appointment to any position in the Police or Fire Department.

133.02 Membership; Appointment; Quorum
The Commission shall consist of three residents of the City of Chester who shall be appointed by the Mayor and Council for a term of four years or until their successors are appointed. No City officer, official or employee shall be eligible for appointment to the Police and Fire Civil Service Commission. Two members of the Commission shall constitute a quorum necessary for the transaction of business of the Commission.

133.03 Terms
Upon the establishment of the Police and Fire Civil Service Commission, the terms of members of the Commission shall be staggered. The Mayor and Council shall initially appoint

to the Commission one person to serve for two years, one person to serve for three years, and one person to serve for four years. Upon the expiration of the term of any member, a successor shall be appointed by the Mayor and Council to serve upon the Commission for a term of four years. If any vacancies occur, they shall be filled by the Mayor and Council for the unexpired term.

Each of the members, before entering upon the duties of the office, shall take and subscribe to the oath of office prescribed by 53 Pa.C.S.A. § 1141 and file the same, duly certified by the officer administering it, with the City Clerk. No salary or other compensation shall be paid to any member of the Commission. After organizing, the Commission shall elect one of its members as Chairperson and one member as Vice Chairperson. The Commission shall also elect one member or appoint one alternate member to act as secretary to the Commission.

133.04 Alternate Members
The Mayor and City Council may appoint no more than three residents of the City of Chester to serve as alternate members of the Police and Fire Civil Service Commission. No City officer, official or employee shall be eligible for appointment as an Alternate Member to the Police and Fire Civil Service Commission. The term of office of the alternate members shall be four years. If, by reason of absence or disqualification of a member, a quorum is not reached, the Chairperson shall designate as many alternate members of the Commission to sit on the Commission as may be needed to provide a quorum.

133.05 Participation of Alternate Members
When seated pursuant to this section, an alternate shall be entitled to participate in all proceedings and discussions of the Commission to the extent it is provided by law for Commission members, including the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties as set forth in this Article and as otherwise provided by law. Any alternate member of the Commission shall continue to serve on the Commission in all proceedings involving the matter or case for which the alternate was initially designated, until the Commission has made a final determination of the matter or cause (11 Pa.C.S.A. § 14403.1).

133.06 Designation of Alternate Member
Designation of an alternate pursuant to this section shall be made on a case-by-case basis in rotation according to the declining seniority among all alternates. Any alternate may participate in any proceeding or discussion of the Commission but shall not be entitled to vote as a member of the Commission unless designated as voting alternate member pursuant to this section.

133.07 Powers and Duties
The Commission shall have the power and its duty shall be to prepare and adopt rules and regulations, subject to approval by Council, which, in the Board's discretion, are best adapted to securing and maintaining the best service for the public for the selection, appointment and

promotion of persons who are qualified to perform the work which is the subject of the civil service examination as provided in this Article, and who are to be appointed and employed by the City of Chester.

133.08 Continuation of Current Commission
The present members of the Civil Service Commission will continue in their current appointed positions, provided they are not re-appointed, until the end of their term, subject only to revisions by the commonwealth state statutes and consolidation of the Third-Class City Code, 11 Pa.C.S.A. 14401 et seq., pursuant to 2015, Nov. 24, P.L. 242, No. 67, Section 1, effective January 25, 2016.

133.09 Fee
The fee for the testing of civil service positions shall be set forth in the city's adopted fee schedule.

SECTION 3. REPEALER. All ordinances or resolutions or parts thereof inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specially repealed.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon passage.

WE HEREBY CERTIFY that this Ordinance passed Council this_____day of _____, A.D. 2024.

_____
MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N

NO. 90 - 2024

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

1. Janet Hill, 14 East 22nd Street, Chester, PA 19013; and
2. Nala Edmonds, 1038 McDowell Avenue, 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 Unit Block of East 22nd Street, and in the 1000 Block of McDowell Avenue, in the City of Chester.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 91 - 2024

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby approve the Local Operating Procedures Agreement between the City of Chester Police Department and the Pennsylvania State Police, in order to provide coordinated and efficient police services to Harrah's Philadelphia Casino and Racetrack, located at 777 Harrah's Boulevard, within the City of Chester, by outlining a mutually beneficial arrangement that enables both parties to efficiently and cooperatively provide services within the areas of the casino.

FURTHER, it does authorize the proper City official to execute said Agreement for and on behalf of the City of Chester Police Department.

EVEN FURTHER, said Agreement is contingent upon final approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

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MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 92 - 2024

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 DELOCRA, in accordance with the documents on file in the City Engineer's Office, at the location listed below:

1. Townsend Street from the North End near Amtrak to a point approximately 100 feet North of Seaport Drive

FURTHER, said permit is contingent upon all work being performed in a manner that is satisfactory to City Council and DELCORA's compliance with all of the following conditions as outlined by the City Engineer:

1. DELCORA performs a full width mill and overlay of Townsend Street within City R.O.W.'s for the full length of the proposed stormwater management piping.

2. DELCORA provides appropriate traffic control measures subject to approval by the Fire Commissioner and City Engineer.

3. DELCORA obtains all required Road Opening Permits from the City as well as a Highway Occupancy Permit from PENNDOT.

4. DELCORA obtains any and all required permits for this project, including sidewalk and curb permit.

5. DELCORA obtains any required easements for the construction of the new stormwater management pipe.

6. Reconstruction of ADA Compliant Curb Ramps at the following Intersections:
    a. W. 4th Street and Townsend Street
    b. W. 3rd Street and Townsend Street

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 93 - 2024

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That in accordance with recommendations of the Chester City Planning Commission, dated August 14, 2024, and reviewed by the Delaware County Planning Commission on October 11, 2023, it does hereby grant Final Land Development approval to the Plan for Jack Surgent to construct a 7,750 sq. ft., gymnasium addition to the existing Community Center located at 701 Booth Street, Chester, PA 19013, as shown on a plan prepared by Pennoni Associates, Inc., 1501 Main Street, Suite 220, Warrington, PA 18976, dated September 28, 2023, last revised November 17, 2023.

FURTHER, said approval is conditioned upon addressing the remaining comments of the Colliers Engineering & Design review letter dated August 9, 2024.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

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MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N

NO. 94 - 2024

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That in accordance with recommendations of the Chester City Planning Commission dated August 14, 2024, and reviewed by the Delaware County Planning Commission on October 19, 2023 it does hereby grant final Land Development approval for Gallo Brothers Development, LLC to construct a 32,100 sq. ft., 6-story self-storage facility, together with associated parking and landscaping, located at 1020 Morton Avenue, Chester, PA 19013, as shown on a plan prepared by Dynamic Engineering Consultants, PC, 1515 Market Street, Philadelphia, PA 19102, dated September 24, 2023.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

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MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N

NO. 95 - 2024

WHEREAS, in December 2022, the City of Chester was awarded Delco Greenways Round 3 Connect (Trail) Projects in the amount of $500,000 for improvements related to the Chester Creek Trail – Parker Manor Connector project; and

WHEREAS, as a stipulation of the award the City agreed to transfer the grant management responsibilities to the Chester Economic Development Authority ("CEDA"); and

WHEREAS, the project consists of plans to construct a Multi-Use Recreational Trail as part of the Regional Circuit Trail Network; which includes both on-road and off-road sections of trail. The on-road section of trail will include the crossing at Kerlin Street and extending sidewalk and bike lanes to Chester Creek. The off-road section will include regrading of an existing flood berm, construction of an asphalt trail on top of the berm, stabilizing the streambank, providing sitting and viewing areas along the creek, and enhancing the stormwater infrastructure including the construction of two (2) large bio-retention basins that will treat and convey stormwater into newly constructed stormwater outfalls. Improvements will include the installation of concrete curb, sidewalk, Rectangular Rapid Flashing Beacons (RRFBs) at Kerlin Street for pedestrian safety, ADA Curb Ramps, and other park amenities.

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

That it does hereby authorize entering into the Delaware County Green Ways Municipal Grant Program Agreement, between the City of Chester, the County of Delaware, the Redevelopment Authority of the City of Chester and the Chester Economic Development Authority for the Chester Creek Trail – Parker Manor Connector project for the purpose of the following:

1. CEDA shall be responsible for all grant management responsibilities of the City which shall include:
   a. Applying for disbursements of Grants funds hereunder:
   b. Receiving, holding and applying Grant funds in accordance with this Agreement;
   c. Contracting for and constructing the Project as described herein; and
   d. Keeping all records required hereby.

2. This transfer shall not relieve the City of its obligations hereunder to indemnify the County, to record the Declaration of Public Trust, Covenants, Conditions and Restriction to restrict the use of the Project as set forth herein, to construct and maintain the project, to fund costs of the Project which exceed the Grant, to properly apply the Grant funds and to reimburse County for overpayments.

WE HEREBY CERTIFY that this Resolution passed Council this 11th day of September, A.D. 2024.

_____
MAYOR

Attest:_____
CITY CLERK