City of Chester
Deliberative Meeting Agenda

One 4th Street
Chester, PA 19013

Monday, October 20, 2025	2:00 PM	Council Chambers

ORDINANCE (To be Voted On):

B – 4
Final Reading of Bill No. 4, Ordinance No. 4, Enacting New Article 513, entitled "Traffic Calming Measures" to establish the criteria and guidelines for the installation of traffic calming measures on City owned roadways, specifically designed for the reduction of speed in residential areas.

Submitted By: Andrew Hayman, Public Works Director
Attachment: Ordinance

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

R – 113
Authorize approval for the amendment of Resolution 94 of 2025, granting preliminary/final approval to Silvercare Senior Housing for its overall master land development plan for the development of an independent living facility with support services at 2500 West 9th Street, Chester, PA.

Submitted By: Paul Fritz, Planning and Zoning Director
Attachment: Resolution

R – 114
Authorize approval for the amendment of Resolution 96 of 2025, granting preliminary/final approval to 742 West Front Street, LLC for its subdivision and land development plan for the development of a warehouse development at 742 West Front Street, Chester, PA.

Submitted By: Paul Fritz, Planning and Zoning Director
Attachment: Resolution

R – 115
Authorize approval to accept the September 11, 2025, proposal of MSW Consultants at the proposed hourly rates and service fees for the onboarding of the new solid waste hauler, implementation of the terms and conditions of the new contract, assistance with the distribution of 10,000 recycling carts to residents per the contract, to provide support and development of a resident outreach and education plan, and provide assistance with seeking grant reimbursement under the Act 101 Section 902 program.

Submitted By: Tom Moore, Chief of Staff
Attachment: Resolution

R – 116
Authorize approval of Change Order #1 (COR-0001) in the amount of $83,014 increasing the contract value with Davis Construction, general contractor for the construction of a new Public Works Facility, ARPA Project #27 to $4,908,367.

Submitted By: Tom Moore, Chief of Staff
Attachment: Resolution

R – 117
Authorize approval of a Memorandum of Understanding (MOU) with the Philadelphia Union Foundation and love.fúbol, Inc. to establish a collaborative framework to co-develop and activate a new community-driven Safe Play Space at 7th Street Park, for the construction of a new soccer court and improvements to three (3) existing basketball courts, with no substantial cost to the City.

Submitted By: Tom Moore, Chief of Staff
Attachment: Resolution

R – 118
Authorize approval for the installation of an honorary street sign, renaming a portion of Sproul Street at West 8th Street to Reverend Calvin "Beyah" Williams Way, honoring his life as a living testimony of faith, service and unwavering love for his city and its people.

Submitted By: Stefan Roots, Mayor
Attachment: Resolution

R – 119
Authorize approval for the installation of an honorary street sign, renaming a portion of Parker Street at West 5th Street to Ike and Tommie Lee Jones Way, honoring their lives, dedication and love for the youth of the City of Chester.

Submitted By: Stefan Roots, Mayor and Portia L. West, Councilwoman
Attachment: Resolution

R – 120
Authorize approval for the appointment of Isiah Jones, as a member of the Stormwater Authority of the City of Chester Board, term to expire October 28, 2030.

Submitted By: Stefan Roots, Mayor
Attachment: Resolution

R – 121
Authorize approval of the re-appointment of Joan Neal, as a member of the Stormwater Authority of the City of Chester Board, term to expire October 28, 2030.

Submitted By: Portia L. West, Councilwoman
Attachment: Resolution

ADJOURN

Deliberative meetings are held on the second and fourth Monday of each month beginning at 2:00 PM in Council Chambers. For copies of the agenda or meeting announcements, please visit our website at www.Chestercity.com or contact the City Clerk at CNewsome@cityofchesterpa.gov to receive an email notice of the meetings.

BILL NO. 4

1st READING 10/8/2025

PASSED 10/22/2025

NO. 4 , 2025

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, ENACTING NEW ARTICLE 513 OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, PENNSYLVANIA, 1978, AS SUPPLEMENTED AND AMENDED, ENTITLED "TRAFFIC CALMING MEASURES" TO ESTABLISH CRITERIA AND GUIDELINES FOR THE INSTALLATION OF TRAFFIC CALMING MEASURES ON CITY OWNED ROADWAYS SPECIFICALLY DESIGNED TO REDUCE THE SPEED, BUT NOT NECESSARILY THE VOLUME OF MOTOR VEHICLE TRAFFIC IN RESIDENTIAL AREAS, NOR IS THE PURPOSE TO MOVE TRAFFIC TO ADJOINING ROADWAYS; AND TO ENACT ENFORCEMENT AND EDUCATION ACTIVITIES BY THE CHESTER POLICE DEPARTMENT; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. A new Article 513, entitled "TRAFFIC CALMING MEASURES", is hereby enacted to read as follows:

513.01 PURPOSE. The purpose of this article is to establish criteria and guidelines for the installation of traffic calming measures on City owned roadways. Such measures are specifically designed to reduce the speed, but not necessarily the volume, of motor vehicle traffic in residential areas, nor is their purpose to move traffic to adjoining roadways. Traffic calming measures shall also consist of enforcement and education activities by the Chester Police Department.

513.02 DEFINITIONS. As used in this article, the following term shall have the meaning indicated:

Speed hump
Synonymous with "traffic calming measure". A speed hump is a raised hump in the pavement extending across the width of the roadway at a right angle to the direction of the flow of traffic. A "speed table" is considered an equal alternative to speed hump where deemed appropriate per the City Engineer.

Speed study
The purpose of the speed study is to determine the basic measure of traffic performance and is used to measure speeds at locations under the traffic and environmental conditions prevailing at the time of the study.

513.03 POLICY FOR INSTALLATION.
It is the policy of the City to install speed humps on streets in accordance with the procedures and criteria listed in §§ 513.04 and 513.05 herein.

513.04 APPLICATION PROCEDURE.
A. Applicants may request that a study be conducted to construct speed humps in a particular neighborhood. Requests shall be submitted in writing, along with a petition described below, to the City Council for consideration.

B. Petition.

1. All households on the affected street must be contacted by the applicants and advised that speed humps are being considered for their street.

2. A signed petition must be submitted reflecting the support of at least 50% of the households (determined by street address) on the affected street, i.e., the signature of one adult member of the household is necessary.

3. Support is also required from 50% of households located on streets or cul-de-sacs whose only access is via the affected street, i.e., the signature of one adult member of the household is necessary.

513.05 CRITERIA.
The following general criteria have been established as a means to limit the use of speed humps to areas where they will be most effective and practical; these criteria are subject to modification as recommended by the City Engineer:

A. Speed humps will not be installed on state roadways or any roadway classified higher than "local" within the City of Chester Comprehensive Plan, as amended.

B. The legally posted speed limit on the street should not exceed 25 miles per hour.

C. The minimum length of the street, or portion thereof, measured from the nearest intersecting street, should be at least 1,000 feet.

D. The average vehicle speed (based upon the 85th percentile of the speeds recorded during the traffic count) should not be less than five miles per hour over the legally posted speed limit, which should be determined by a speed study.

E. The distance between speed humps should not be less than 250 feet.

F. Speed humps should not be installed on hills or curves that could affect the safe control of vehicles.

G. Speed humps should be no less than 12 feet in width.

H. Signs indicating "HUMP" should be installed in each direction at the location of the hump and a sufficient distance before the hump to warn approaching motorists. For increased visibility, reflective stripes should be painted on the humps.

I. Pennsylvania's Chapter 18, Traffic Calming Contextual Roadway Design, Design Manual Part 2 Pub. 13, as revised, may be utilized by the City Engineer in forming a recommendation to the City Council regarding any traffic calming measure.

513.06 RECOMMENDATION AND APPROVAL.
Prior to City Council consideration, the City Engineer shall review the application, the criteria set herein and provide a formal written recommendation to City Council as to whether a speed hump is warranted at the location.

SECTION 2. 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 3. EFFECTIVE DATE.
This Ordinance shall be effective immediately upon passage.

WE HEREBY CERTIFY that this Ordinance passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N
NO. 113 - 2025

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING RESOLUTION NO. 94 OF 2025, GRANTING PRELIMINARY/FINAL APPROVAL TO SILVERCARE SENIOR HOUSING FOR ITS OVERALL MASTER LAND DEVELOPMENT PLAN FOR THE DEVELOPMENT OF AN INDEPENDENT LIVING FACILITY WITH SUPPORT SERVICES AT 2500 WEST 9th STREET, CHESTER, PA.

WHEREAS, Act 247 of 1968, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the municipality; and

WHEREAS, the City of Chester is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of City residents; and

WHEREAS, Silvercare Senior Housing ("Applicant") has submitted an Overall Master Plan as a Preliminary/Final Land Development Plan for the development of an independent living facility with support services ("Independent Living Facility") at 2500 West 9th Street based on plans prepared by T&M Associates dated March 20, 2025, last revised May 27, 2025, (hereafter referred to as the "Plan"); and

WHEREAS, the Plan proposes a two-phase development at 2500 West 9th Street, which includes renovation to the North Building, referred to as Unit 2 in the Condominium Declaration and as Building 1 in the Plan, to alter an existing, vacant hospital building on the property to become a Multi-Family Apartment Building Use for residents aged 62 and older; and

WHEREAS, the Plan proposes a two-phase development of an Independent Living Facility, which includes 94 dwelling units, 2 employee and 15 parking spaces immediately northeast of the Assisted Living Facility (including 10 ADA parking spaces) and 35 allotted parking spaces in a separate parking lot east of the Independent Living Facility; and

WHEREAS, the Applicant requested deferment for improvements within the West 10th Street Right-of-Way ("ROW"), including parking space removals and the addition of ADA compliant walkways, and the T&M Associates response letter dated May 27, 2025, referenced a draft agreement to complete the West 10th Street ROW improvements during the second phase of development of the site; and

WHEREAS, the City Engineer, Colliers Engineering and Design, Inc. reviewed the Plan and related submissions and based upon their review, issued a review letter dated June 6, 2025; and

WHEREAS, the City of Chester Planning Commission also reviewed the Plan at its public meeting on June 11, 2025, recommending Plan approval subject to their comments; and

WHEREAS, the Delaware County Planning Commission also reviewed the Plan and provided a review letter dated April 18, 2025, stating general support for the proposed project; and

WHEREAS, Applicant now desires Council to consider granting approval of its Plan pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by Chester City Council, that the Preliminary/Final Land Development Plan for the two-phase development of an Independent Living Facility with Support Services at 2500 West 9th Street, Chester, PA, as revised by T&M Associates dated May 27, 2025, is hereby **GRANTED PRELIMINARY/FINAL APPROVAL** subject to Applicant's compliance with the conditions and waivers set forth in Attachment "A" of this Resolution, attached hereto, incorporated herein, and made a part of this Resolution as if set forth herein in full.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

APPROVED and **RESOLVED** this 22nd day of October, 2025

Seal: **City of Chester Council**

By:_____
Stefan Roots, Mayor

Attest_____
Candice Newsome, City Clerk

THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT: Silvercare Senior Housing

By: _____ Date *:* _____
Name :
Title :

Attest:
By:_____ Date:_____
Name:
Title:

ATTACHMENT "A"

A. Conditions of Plan Approval.

1. Prior to the signing of Plan and their being recorded, Applicant shall, unless otherwise waived herein, revise the Plan to resolve and comply to the satisfaction of the City all issues set forth in the City Engineer, Collier's Engineering and Design, Inc., Review Letter dated June 6, 2025, the entire contents of which are incorporated herein by reference.

2. Prior to the issuance of any permits, Applicant and Landowner shall enter into a Stormwater Management and Facilities Agreement and Easement, prepared by the City Solicitor, providing that the stormwater facilities are to be the responsibility of the owner of the property on which they are located, and shall be maintained by the owner, provided however that the City retains the right to maintain the stormwater facilities at its sole option with the costs thereof borne by the property owner.

3. Prior to the issuance of any permits and if determined to be necessary by the City in its sole discretion given the Project's scope, the Applicant shall enter into a Financial Securities Agreement prepared by the City Solicitor, providing for financial security in the form of an irrevocable letter of credit or other financial security approved by the City Solicitor from a federal or commonwealth-chartered lending institution chosen by the party posting the financial security, provided that said lending institution is authorized to conduct such business within the Commonwealth.

4. Prior to the issuance of any permits and if determined to be necessary by the City in its sole discretion given the Project's scope, the Applicant shall enter into a Development Agreement with the City prepared by the City Solicitor.

5. The Project shall be developed in strict accordance with the content of the notes on the Plan and the terms and conditions of this Resolution and any subsequent conditions or requirements as may be set forth in a future land development resolution.

6. The costs of accomplishing, satisfying and meeting all the terms and conditions and requirements of the Plan, Notes to the Plan, and this Preliminary/Final Land Development Approval resolution shall be borne entirely by Applicant and shall be at no cost to the City.

7. To the extent applicable, Applicant shall provide the City Planning and Zoning Department and the City Engineer with at least seventy-two (72) hours of notice prior to the initiation of any demolition, grading, or ground clearance in connection with an Independent Living Facility so that the City may certify that all appropriate permits have been obtained and all appropriate erosion and sedimentation control facilities (if any) have been properly installed and also that snow fencing or other types of boundary markers (if any) acceptable to the City have been installed to protect such facilities proposed not to be eliminated during the construction of an Independent Living Facility with support services.

8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the City. The final plan or record plan shall not be signed or recorded by the City until the applicable fees have been paid. In the event the fees have not been paid and the final plans have been recorded within ninety (90) days of the date of this Resolution (or any written extension thereof), this contingent Preliminary/Final Land Development Approval shall expire and be deemed to have been revoked.

9. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the City, or a subdivided portion of the Property, at the City's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the City shall have the right to enforce any violations of the conditions of this Resolution as a violation of the City's Subdivision of Land Development Ordinance and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

10. The Applicant and future owner shall comply with all other applicable City ordinances, County, State and Federal rules, regulations and statutes, and shall be responsible for obtaining all other permits from regulatory authorities having jurisdiction over this project.

11. The Applicant shall obtain all necessary federal, state, or local permits or approvals before commencing any work requiring such permit or approval including, but not limited to, sewage facilities/ planning module approval from Pennsylvania DEP.

12. Any prior land development approvals granted for this Tract that have not yet been developed or constructed shall be null and void.

13. Applicant's acceptance of the conditions as set forth herein as referenced in the Resolution.

B. Waivers. The Applicant has requested the following waivers from the City's Subdivision and Land Development Ordinance pursuant to a written waiver request. An indication that a waiver was granted reflects that the City has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the City Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the City has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated City meeting reflect otherwise:

1. A waiver from Section 1305.502: To be permitted to submit combined Preliminary/Final Land Development Plans. The waiver is hereby:

Granted _____ Denied _____

2. A waiver from Section 1310.04.m.2.a: To not be required to conduct a traffic impact study. The waiver is hereby:

   Granted _____ Denied _____

3. A waiver from Section 1310.08.16: To be permitted to connect a single proposed roof drain to an existing, private storm sewer. The waiver is hereby:

   Granted _____ Denied _____

4. A partial waiver from Section 1310.14.b: To require upgraded curb only along the project frontage of W 10th Street. The partial waiver is hereby:

   Granted _____ Denied _____

5. A partial waiver from Section 1310.15.a: To require upgraded sidewalk only along the project frontage of W 10th Street. The partial waiver is hereby:

   Granted _____ Denied _____

6. A waiver from Section 1751.07: To not be required to follow all Streambank Erosion requirements. 22-601.3.D – Location and character of existing buildings: the location, species and size of trees standing alone (over six inches caliper measured at breast height). The waiver is hereby:

   Granted _____ Denied _____

R E S O L U T I O N
NO. 114 - 2025

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING RESOLUTION 96 OF 2025, GRANTING PRELIMINARY/FINAL APPROVAL TO 742 WEST FRONT STREET, LLC FOR ITS SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE DEVELOPMENT OF A WAREHOUSE DEVELOPMENT AT 742 WEST FRONT STREET, CHESTER, PA.

WHEREAS, Act 247 of 1968, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the municipality; and

WHEREAS, the City of Chester is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of City residents; and

WHEREAS, 742 West Front Street, LLC ("Applicant") has submitted a Preliminary/Final Land Development Plan to consolidate fourteen (14) lots into one (1) lot for a warehouse development consisting of a 57,695 square foot warehouse, 7,000 square foot office area, and off-street parking ("Warehouse Development") at 742 West Front Street based on plans prepared by Kimley-Horn dated April 24, 2025 and last revised June 19, 2025 (hereafter referred to as the "Plan"); and

WHEREAS, the City Engineer, Colliers Engineering and Design, Inc. reviewed the Plan and related submissions and based upon their review, issued a review letter dated June 27, 2025; and

WHEREAS, the City of Chester Planning Commission reviewed the Plan at its public meeting on July 9, 2025, recommending Plan approval subject to their comments; and

WHEREAS, the Delaware County Planning Commission reviewed the Plan and provided a review letter dated February 21, 2025, stating general support for the proposed project;

WHEREAS, Applicant now desires Council to consider granting approval of its Plan pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by Chester City Council, that the Preliminary/Final Land Development Plan for the Warehouse Development to consolidate fourteen (14) lots into one (1) lot for a Mixed-Use Development consisting of a 57,695 square foot warehouse, 7,000 square foot office area, and off-street parking at 742 West Front Street, Chester, PA, as revised by Kimley-Horn dated June 19, 2025, is hereby **GRANTED PRELIMINARY/FINAL APPROVAL** subject to Applicant's compliance with the conditions and waivers set forth in Attachment "A" of this Resolution, attached hereto, incorporated herein, and made a part of this Resolution as if set forth herein in full.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

APPROVED and **RESOLVED** this 22nd day of October, 2025

Seal: **City of Chester Council**

By:_____
Stefan Roots, Mayor

Attest_____
Candice Newsome, City Clerk

THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT: 742 West Front Street, LLC

By: _____ Date *:* _____
Name :
Title :

Attest:
By:_____ Date:_____
Name:
Title:

ATTACHMENT "A"

A. Conditions of Plan Approval.

1. Prior to the signing of Plan and their being recorded, Applicant shall, unless otherwise waived herein, revise the Plan to resolve and comply to the satisfaction of the City all issues set forth in the City Engineer, Collier's Engineering and Design, Inc., Review Letter dated June 27, 2025, the entire contents of which are incorporated herein by reference.

2. Prior to the issuance of any permits, Applicant and Landowner shall enter into a Stormwater Management and Facilities Agreement and Easement, prepared by the City Solicitor, providing that the stormwater facilities are to be the responsibility of the owner of the property on which they are located, and shall be maintained by the owner, provided however that the City retains the right to maintain the stormwater facilities at its sole option with the costs thereof borne by the property owner.

3. Prior to the issuance of any permits and if determined to be necessary by the City in its sole discretion given the Project's scope, the Applicant shall enter into a Financial Securities Agreement prepared by the City Solicitor, providing for financial security in the form of an irrevocable letter of credit or other financial security approved by the City Solicitor from a federal or commonwealth-chartered lending institution chosen by the party posting the financial security, provided that said lending institution is authorized to conduct such business within the Commonwealth.

4. Prior to the issuance of any permits and if determined to be necessary by the City in its sole discretion given the Project's scope, the Applicant shall enter into a Development Agreement with the City prepared by the City Solicitor.

5. The Project shall be developed in strict accordance with the content of the notes on the Plan and the terms and conditions of this Resolution and any subsequent conditions or requirements as may be set forth in a future land development resolution.

6. The costs of accomplishing, satisfying and meeting all the terms and conditions and requirements of the Plan, Notes to the Plan, and this Preliminary/Final Land Development Approval resolution shall be borne entirely by Applicant and shall be at no cost to the City.

7. To the extent applicable, Applicant shall provide the City Planning and Zoning Department and the City Engineer with at least seventy-two (72) hours of notice prior to the initiation of any demolition, grading, or ground clearance in connection with the Warehouse Development so that the City may certify that all appropriate permits have been obtained and all appropriate erosion and sedimentation control facilities (if any) have been properly installed and also that snow fencing or other types of boundary markers (if any) acceptable to the City have been installed to protect such facilities proposed not to be eliminated during the construction of the Warehouse Development.

8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the City. The final plan or record plan shall not be signed or recorded by the City until the applicable fees have been paid. In the event the fees have not been paid, and the final plans have been recorded within ninety (90) days of the date of this Resolution (or any written extension thereof), this contingent Preliminary/Final Land Development Approval shall expire and be deemed to have been revoked.

9. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the City, or a subdivided portion of the Property, at the City's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the City shall have the right to enforce any violations of the conditions of this Resolution as a violation of the City's Subdivision of Land Development Ordinance and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

10. The Applicant and future owner shall comply with all other applicable City ordinances, County, State and Federal rules, regulations and statutes, and shall be responsible for obtaining all other permits from regulatory authorities having jurisdiction over this project.

11. The Applicant shall obtain all necessary federal, state, or local permits or approvals before commencing any work requiring such permit or approval including, but not limited to, sewage facilities/ planning module approval from Pennsylvania DEP.

12. Any prior land development approvals granted for this Tract that have not yet been developed or constructed shall be null and void.

13. Applicant's acceptance of the conditions as set forth herein as referenced in the Resolution.

B. Waivers. The Applicant has requested the following waiver from the City's Subdivision and Land Development Ordinance pursuant to a written waiver request. An indication that a waiver was granted reflects that the City has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the City Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the City has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated City meeting reflect otherwise:

1. A waiver from Section 1305.502: To be permitted to submit combined Preliminary/Final Land Development Plans. The waiver is hereby:

Granted _____ Denied _____

2. A partial waiver from Section 1310.04.1.3.A: To not be required to provide curbing on the sides of the streets not adjacent to the property frontage, new pavement (curb to curb) along all frontages, and new sidewalks along Ulrich Street and Kerlin Street. The partial waiver is hereby:

   Granted _____ Denied _____

3. A waiver from Section 1310.04: To not be required to dedicate additional right-of-way to widen West Front Street to meet the 50-foot right-of-way requirement, but to keep the existing right-of-way conditions. The waiver is hereby:

   Granted _____ Denied _____

4. A partial waiver from Section 1310.14(a): To not be required to install new curbing along both sides of the streets adjacent to the property, but only along the sides of the streets adjacent to the property's frontage. The partial waiver is hereby:

   Granted _____ Denied _____

5. A waiver from Section 1310.15 (c)(1): To not be required to replace the sidewalk along West 2nd Street due to the future planned East Coast Greenway Trail project that will be redesigning the right-of-way to the curbline along the entire West 2nd Street frontage. The waiver is hereby:

   Granted _____ Denied _____

R E S O LU T I O N

NO. 115 - 2025

WHEREAS, the City of Chester previously engaged the services of MidAtlantic Solid Waste Consultants, LLC, d/b/a MSW Consultants to provide consulting services in preparing an overhaul of the procurement specifications for residential curbside trash and recycling services, and

WHEREAS, the results of the procurement process resulted in the City of Chester awarding a five-year contract with an effective start date of January 1, 2026, to a new solid waste hauler at a significant cost savings to taxpayers; and

WHEREAS, the City seeks to continue its relationship with MSW Consultants as it seeks to onboard the new solid waste hauler, implement the terms and conditions of the new contract, assist in the distribution of 10,000 recycling carts to residents per the contract, provide support and development of a resident outreach and education plan, assist in seeking grant reimbursement under the Act 101 Section 902 program, and provide other administrative support as may be required.

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

That it does hereby accept the September 11, 2025, proposal of MSW Consultants at the proposed hourly rates and service fees as provided in the attached.

FURTHER, said contract is contingent upon final review and approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest:_____
CITY CLERK

September 11, 2025

City of Chester
Thomas Moore, Chief of Staff
1 E. Fourth Street
Chester, PA 19013

c/o: Andrew Hayman

Subject: **Proposal/Agreement**
On-Call Professional Consultation – Contractor (Hauler) Transition Support
City of Chester Residential Waste & Recycling Collection System Implementation

Dear Mr.Moore,

On behalf of MSW Consultants, we thank the City of Chester for the opportunity to work together on the recent residential curbside trash and recycling service procurement specifications. We value the City's commitment to improving solid waste and recycling services for its residents.

As the City moves into the next stages of onboarding a new solid waste contractor to provide Citywide services, include those that expand up the services provided previously there will be many components. The first few months of onboarding a new contractor, assimilating City staff responsibilities and communicating effectively with residents – is always challenging.

phases—onboarding the new waste vendor, distributing recycling carts to nearly 10,000 City customers, educating residents, and addressing related administrative needs—we recognize the challenges of launching a new service provider in such a short timeframe, with a targeted start date of January 1.

To provide the City support during the transitionm MSW Consultants proposes to provide on-call professional services to facilitate the hauler transition and align the City, hauler, and residents in the best possible manner to minimize issues during this important period before the start of January 1, and into the first few months of the contracted collections services.

Our support services can include the following tasks that will be important to the hauler transition period:

- Clarification and alignment with the hauler and City on key specifications related to service operations and delivery.
- Recycling cart delivery support, including assurance of timely cart deliveries and those that meet the contract specifications and corresponding provision of cart invoice(s) to support grant reimarbursement.
  - Act 101 902 grant assistance support
- Review and assistance with hauler invoices and reporting (trash and recycling tonnage, customer service performance, etc.) to ensure accuracy, transparency, and efficiency.
  - Per the specifications, the invoices must meet City specifications and it is critical the invoice format provides the correct invoice items to streamline invoice reviews and so that invoices

directly inform the City regarding waste and recycling costs and quantity data as required to be reported to PADEP for Act 101 reporting and grant rebates for recycled quantities.

- Supporting the development, scheduling, and alignment of resident education and outreach materials, including coordination between the City and hauler on content and delivery methods.
    - As needed, we can support educational brochure development including information suitable for including on the City website and related media.
- Case-by-case administrative and operational support for emerging issues as requested by the City.

BUDGET

MSW Consultants will provide professional consulting services on an as-requested basis in accordance with our 2025 Billing Rates (attached), with annual updates in accordance with an hourly billing rate schedule updates to be provided to the City if applicable.

We appreciate your consideration of this proposal and look forward to continuing our partnership in supporting the City of Chester through this important transition.

KEY STAFF

Below are brief bios of our Project Team.

Steve Deasy, Sr. Consultant | LEED AP, SCRP | Project Manager

Steve Deasy is a Solid Waste Specialist and Project Manager with 20 years of solid waste, sustainability, environmental management, and strategic planning experience. Steve specializes in providing counties, local governments, and private clients with guidance and recommendations regarding solid waste program implementation, education, procurement, and program feasibility. Steve assisted the City of Chester in waste and recycling specifications development, collection system optimization, and illegal dumping. Steve will lead all technical aspects of on-call professional services.

Nick O'Callaghan, Sr. Analyst | Data Analyst/Research

Nick O'Callaghan provides a wide range of analytics in support of the firm's operational analyses, market research, and waste system optimization work. Nick will support data, financial analysis, and related analytics in coordination with Steve Deasy, as needed as part of performing on-call professional services.

AUTHORIZATION

City of Chester

The City of Chester hereby authorizes MSW Consultants to proceed with the professional services described in this proposal in accordance with the stated terms.

_____Authorized Representative, City of Chester

Date: _____

MSW CONSULTANTS

Steve Deasy
Sr. Consultant

MSW CONSULTANTS

John Culbertson
Principal

Attachments: Billing Rates

2025 BILLING RATES

The following tables present MSW Consultants' hourly labor rates and other service fees and billing policies. Please advise if you are seeking expert witness services (alternate rates apply) and let us know if you are in need of a particular expertise that is not shown so that we may provide you with additional options.

Class	Position	Class	Hourly Rate
Management & SME	Principal		$241
	Project Director		$216
	IT Director		$172
Professional	Consultant	III	$195
		II	$153
		I	$129
	Project Manager	IV	$181
		III	$163
		II	$148
		I	$127
	Analyst	V	$160
		IV	$149
		III	$133
		II	$120
		I	$103
	Research Assistant		$58
Field Operations	Facility Services Operations Manager		$111
	Crew Chief		$106
	Neighborhood Services Manager		$74
	Sort Labor		$42-$52
	Neighborhood Services Monitor		$42-$52
	3rd Party Support		TBD
Administrative	Graphical Design		$94
	Clerical Support		$82

Expense	Charge
Personal/Company Car	Prevailing Federal mileage reimbursement rate
Local Travel Expenses (tolls, parking)	As Incurred
Hotel	As Incurred, 3.5 star
Meals	$64 per diem
Airfare	As Incurred, Coach
Car Rental	As Incurred, Midsize or smaller
Specialty Vehicle Rental	As Incurred
Duplicating	As incurred
Graphics and Art	As Incurred
Shipping and Delivery Service	As Incurred
Subcontractors	As Incurred + 10%

MSW Consultants' rates are subject to adjustment annually.

11875 High Tech Avenue, Suite 150, Orlando, FL 32817
800-MSW-9220 (800-679-9220)

R E S O L U T I O N

NO. 116 - 2025

WHEREAS, the Council of the City of Chester authorized entering into a contract with Davis Construction on July 23, 2025, as the general contractor for the construction of a new Public Works Facility, ARPA Project #27, at a total contract value of $4,825,353, and

WHEREAS, additional work has subsequently been identified that is required to be completed prior to construction of the building which includes:

- Excavation and removal of approximately 275 cubic yards of contaminated soil and backfilling and compacting with clean soil and stone.
- Removal, cleaning, and disposal of two (2) underground storage tanks.

WHEREAS, Davis Construction has provided a formal change order (COR-0001) in the amount of $83,014 to perform this additional work as identified in the attached proposal dated October 9, 2025.

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

That it does hereby approve Change Order #1 (COR-0001) in the amount of $83,014 increasing the contract value between the City of Chester and Davis Construction to $4,908,367.

FURTHER, in the event that site conditions require removal of additional contaminated soil beyond the estimated 275 cubic yards anticipated, City agrees to a unit cost of $75 per cubic yard for such removal pending review and approval of appropriate City officials and its agents.

FURTHER, that the appropriate City officials are hereby authorized to execute the Change Order upon final review and approval of the City Solicitor.

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest:_____
CITY CLERK

James G. Davis Construction Corporation

12530 Parklawn Drive | Rockville, MD 20852
301 881 2990 tel | 301 468 3918 fax
davisconstruction.com

Project: City of Chester (21770)

10/09/2025

City of Chester
1 Fourth Street
Chester, PA 19013-4400

Subject: Change Order Request No. COR-0001
Contaminated Soil and Tank Removal

To:

We propose to make the following changes in the amount of $83,014.00 to the contract for construction of the above referenced project.

Reference Document:

General Scope of Work: This cost is associated with:

1) Excavating approximately 275 CY of contaminated soil and backfilling & compacting with virgin soil and stone.

Add Alt - An alternate has been included to load out, remove, and dispose of the contaminated soil testing for just manganese. The disposal site information has been included. $75/CY at 275CY
COST= $20,625

2) Removing, cleaning, and disposing of (2) underground storage tanks. As these tanks are 10' long by 3' diameter, it has been assumed that 1,000 gallons of non-hazardous liquids/sludges will need to be disposed of following cleaning.

Item # COR-0001 Contaminated Soil and Tank Removal	$83,014.00

A detailed breakdown of the item costs associated with this change is attached for your convenience.

Direction: Not Proceeding

Schedule: If the subject change affects the contract construction schedule, we reserve the right to claim a time extension and associated costs.

Sincerely,

James G. Davis Construction Corporation is authorized to proceed with this work as a change to the contract.

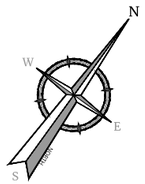
Accepted by: City of Chester - _____ Date _____

Contaminated Soil and Tank Removal

Detailed Scope Breakdown:

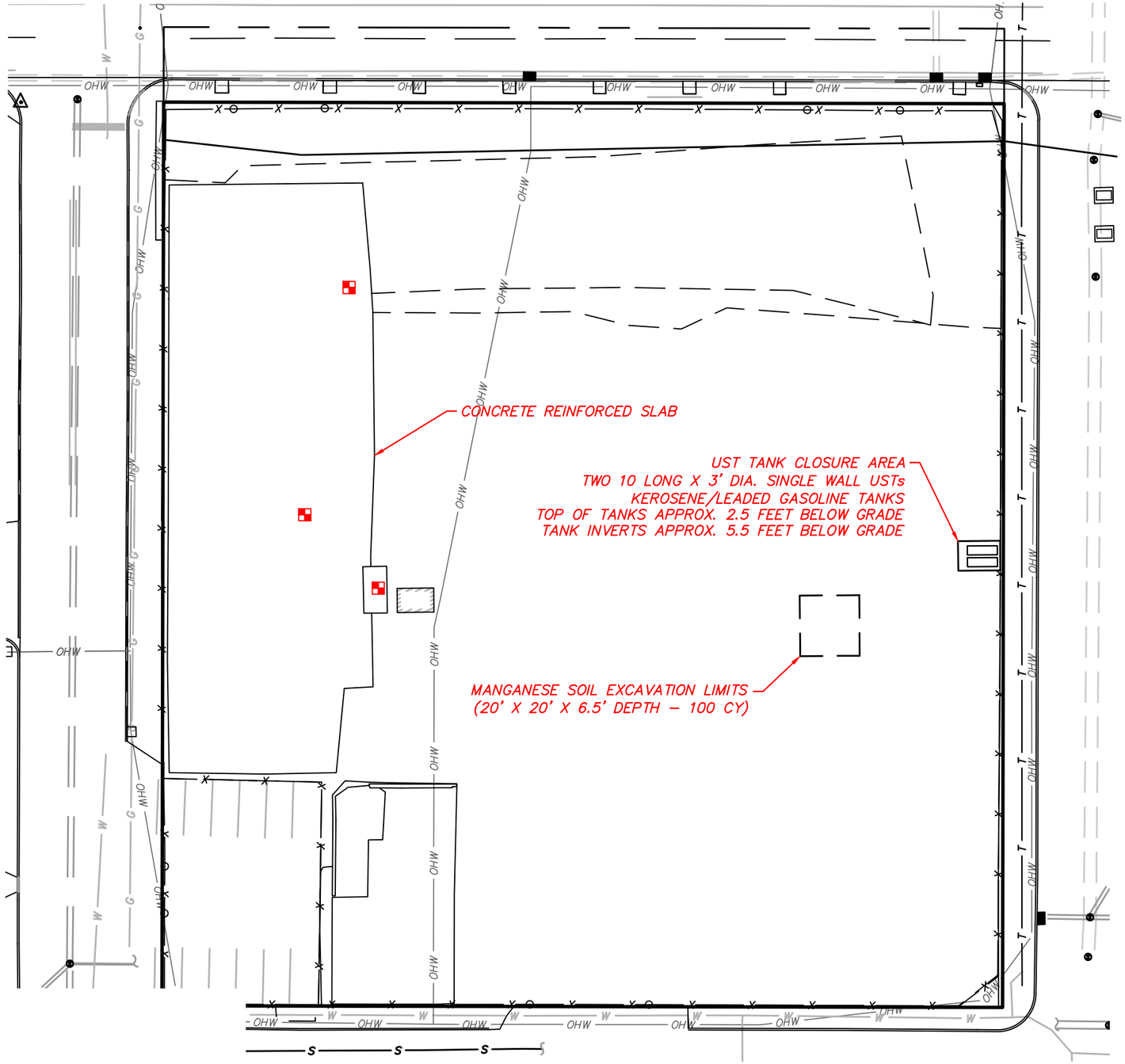
			* Markup
01-408	M	Cleaning and Disposal of (2) USTs and Associated Non-Hazardous Liquid/Sludge (JMT Environmental)	14,089.00
02-200	S	Excavating, Backfilling, and Disposing for Contaminated Soil and UST Removal (Crozier COR #1)	64,972.00
*** Markup**			
* 17-200	DC	Overhead & Profit (5%)	3,953.00

Item # COR-0001 Total: 83,014.00



SCOPE:

1) TANK CLOSURE FOR 2 USTS. REMOVE WATER-OIL PRODUCT WITHIN 1 TANK (COMPLETELY FILLED AT APPROX. 530 GALLONS). REMOVE TANKS AND PIPING. CLEAN TANKS. CED COLLECTING POST-EX SOIL SAMPLES. BACKFILL WITH SHEETING AND CLEAN FILL.
2) MANGANESE SOIL EXCAVATION. REMOVE ASPHALT. EXCAVATE SOILS. BACKFILL WITH CLEAN FILL.
3) SOIL STOCKPILE AND EXPORT. SEPARATE STOCKPILES FOR UST IMPACTED SOILS AND MANGANESE SOILS. TEMPORARY STOCKPILE SOILS ON-SITE AND COVER WITH SHEETING. STOCKPILE LOCATION TO BE DETERMINED BY CITY. CED COLLECT SAMPLES FOR WASTE CLASS FOR DISPOSAL FACILITY SELECTED BY CONTRACTOR. REMOBILIZE AND TRANSPORT SOILS TO RECEIVING FACILITY.
4) PERFORM TEST PITS TO DEPTHS OF UP TO 5 FEET BELOW GRADE. CONCRETE REINFORCED AREAS REMOVED PRIOR TO TEST PIT ADVANCEMENT.



LEGEND

PROPOSED TEST PIT LOCATION

BASE MAP SOURCE: BOUNDARY AND TOPOGRAPHIC SURVEY, COLLIERS ENGINEERING & DESIGN, INC., SHEET 1 OF 1, DATED 21 AUGUST 2024

40 0 40

SCALE : 1" = 40'
SELECT LINEAR UNIT OF MEASURE

C:\COCD0004\Environmental\E-BASE.dwg\Figure 4 (4) By: JFORTUNATO

Colliers Engineering & Design

www.colliersengineering.com

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Doing Business as MASER CONSULTING

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
811 know what's below. Call before you dig
STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
.	.	.	.

PADEP ACT 2 INVESTIGATION
FOR
PENNELL STREET & WEST 2ND STREET

PARCEL ID: 49-07-00042-00

CITY OF CHESTER, DELAWARE COUNTY, PA

Colliers Engineering & Design
MT. ARLINGTON
400 Valley Road, Suite 304
Mt. Arlington, NJ 07856
Phone: 973.398.3110
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/11/2025	JF	XX

PROJECT NUMBER: COCD004
DRAWING NAME: E-BASE

SHEET TITLE: TANK AND MN SOIL EXCAVATION AND ADDITIONAL INVESTIGATION LOCATION MAP
FIELD BOOK: XX PAGE: XX

SHEET NUMBER: FIGURE XX

J. G. CROZIER CONTRACTORS, INC.

7911 N. RADCLIFFE STREET UNIT B, BRISTOL, PA 19007
PHONE 215-945-8800 / FAX 215-945-8801

Email Memo

To: Sam Gawarecki
Company: James G. Davis Construction
Phone:
Fax:

From: Todd C. Block
Company: J.G. Crozier
Phone: 215-945-8800
Fax: 215-945-8801

Date: **October 13, 2025**

Re: City of Chester
Public Works

CHANGE ORDER REQUEST #1
Revised 10.13.25

ENVIRONMENTAL EXCAVATION

SCOPE OF WORK IS AS FOLLOWS; (EXCAVATE (2) UG TANK LOCATIONS, (1) 20' x 20' AREA 6.5' DEEP AND (3) ADDITIONAL TEST PITS, BACKFILL & COMPACT W/ VIRGIN QUARRY STONE. DISPOSE OF (2) TANKS AND REMOVE AND DISPOSAL OF ENVIRONMENTAL SPOILS)

CASE CX160 EXCAVATOR W/ OPERATOR	40	HR	$401.25	HR	$16,050.00
LABORER	40	HR	$105.00	HR	$4,200.00
RAMMAX OR WALK BEHIND SPOOL ROLLE	12	HR	$95.00	HR	$1,140.00
2A MODIFIED QUARRY STONE INCLUDING TRUCKING	415	TN	$41.00	TN	$17,050.00
LOAD OUT, REMOVAL & DISPOSAL OF ENVIRONMENTAL SPOILS - MANGANESE	275	CY	$75.00	CY	$20,625.00
TOTAL					$59,065.00
PROFIT & OVERHEAD (10 %)					$5,907.00
TOTAL COR #1					**$64,972.00**

Todd C. Block

Sam Gawarecki, Project Manager
James G. Davis Construction

Todd C. Block, Senior Project Manager
J. G. Crozier Contractors, Inc.

INDUSTRIAL AND ENVIRONMENTAL CONTRACTING SERVICES

www.jmtenv.com

October 2, 2025
Proposal #: ME25139

James G. Davis Construction Corporation
Mr. Hank Aistis
12530 Parklawn Drive
Rockville, MD 20852
Ph: 202-494-8741
haistis@davisconstruction.com

Dear Mr. Aistis:

JMT Environmental Technologies, Inc. is pleased to provide the following proposal for the cleaning of two 1,000-gallon Underground Storage Tanks (USTs). It is assumed that the tanks previously contained kerosene. The work to be completed is located at 1001 W. 2nd Street in Chester, PA.

We will provide the necessary equipment and personnel to cut access openings into the top of the tanks, after the tanks have been exposed by others. We will then remove any remaining free flowing liquids via vacuum truck. We will then enter the USTs to clean the interiors of any residual oil or sludges. Liquids and sludges will be hauled away and disposed of at the unit cost listed below.

Cost Breakdown
(2) Workers - $167/hr @ 12 hours = $4,008
(1) Driver - $138/hr @ 12 hours = $1,656
Vacuum Truck (mileage + gas) - $314.58/hr @ 12 hours = $3,775
TOTAL Cleaning = $9,439.00

Pricing for the above-mentioned will be as follows:

Cleaning of two USTs: $ 9,439.00
Disposal of Non-Hazardous Liquids/Sludges: $ 4.65 per gallon
1,000 Gallons @ $4.65/gallon = $ 4,650.00
TOTAL = $ 14,089.00

Please note the following:

- Pricing does not include any applicable taxes or permits.
- Pricing does not include the cost of any sampling or closure reporting which is to be completed by others. Should these services be requested they would be billed on a time and materials basis.
- Disposal costs are based on all material being hauled away as a non-hazardous waste. Additional fees will be incurred if the waste is rejected by the disposal facility.
- The listed pricing also includes the collection and disposal of miscellaneous containers containing fluids (suspected to be used motor oil) as shown to me near the south corner of the site during the site visit. Containers will be bagged and disposed of as regular trash and the liquids will be added to the vacuum truck during the tank cleaning activities.
- Pricing does not include any purging or inerting. It is assumed the tanks can be entered utilizing Level C protection using Air Purifying respirators (APRs).

Thank you for the opportunity to be of service. Should you have any questions or need additional information, please do not hesitate to contact me.

Respectfully,
JMT Environmental Technologies, Inc.

Morgan Evans
Senior Environmental Consultant

February 20, 2025

Material Profile Reference Guide

Passyunk Wash Plant acceptance criteria pursuant to PADEP Soil Waste Processing Facility Permit #301391. Criteria subject to change in accordance with PADEP requirements.

All applications must include the following documents:

Document	Notes
Material Profile Form	- Complete Site History and Generator Information - Generator Authorization Form if the generator is authorizing others to act on their behalf.
Laboratory Analytical Report(s)	- Accredited lab - Chain of Custody - Summary Tables of Results
Sample Location Diagram	- All grab and composite sample locations match each sample ID in laboratory report(s)
PADEP FP-001 Form	- PA Clean Fill only submitted through PADEP GreenPort website
PADEP FORM U	- Regulated Fill (RF) and Residual Waste Soils (RWS) only. - Form submitted to Eco Materials for submission to PADEP

Soil Status	Acceptance Criteria	Sample Frequency	Analytical Parameters
PA Clean Fill	All parameters below PA CFCL values	3 composites & 3 grabs per 3,000 cy (4,500 tons)	TCL/TAL
Clean Fill Sample Frequency: first 125 cy require 2 composite/grab samples. Sources with up to 3,000 cy require 3 composite/grabs Each additional 1,000 cy requires 1 composite and grab			
Out-of-State Sampling: Four (4) discrete grabs can be substituted for one composite sample.			
Default analytical parameters include: TCL VOCs (grab only), TCL SVOCs, total PCBs, TCL pesticides and TAL metals (including mercury and cyanide). - Total Chromium must be below the CFCL for hexavalent chromium (Cr VI) or Cr VI must be reported below CFCL. - Consult the PADEP Management of Fill Policy (MoFP) to determine which usages at a donor site would trigger additional analysis for clean fill determination. Examples of usages that likely require additional analytical parameters include, but are not limited to dredge materials, orchards, fire training facilities and/or airports.			

Soil Status	Acceptance Criteria	Sample Frequency	Analytical Parameters
Regulated Fill	All parameters below PA RFCL values	3 composites & 3 grabs per 3,000 cy (4,500 tons)	TCL/TAL + RCRA Characteristics
Regulated Fill Sample Frequency: first 125 cy require 2 composite/grab samples. Sources with up to 3,000 cy require 3 composite/grabs Each additional 1,000 cy requires 1 composite and grab			
TCLP Trigger Values:	All target parameters below PADEP GW MSC and non-hazardous	Based on individual samples with compounds above trigger values	Site-specific based on exceedances outside of TCLP 40
- Only those individual compounds found to be greater than the trigger values require TCLP analysis. - TCLP trigger values listed on table below. - All other waste characterization parameters required. - If total values are not available (i.e. herbicides), they will be required for TCLP. - Note: pyridine and m-cresol are not on the TCL SVOC, however are required to be reported as total below the trigger value and/or TCLP below hazardous criteria.			

Soil Status	Acceptance Criteria	Sample Frequency	Analytical Parameters
Residual Waste Soil	All parameters below facility acceptance & non-hazardous	1 composite & grab per 500 cy (750 tons)	RCRA Characteristics

ECO MATERIALS
PASSYUNK WASH PLANT

February 20, 2025

Required RCRA Characterization for Regulated Fill (RF) and Residual Waste Soil (RWS):

- TCLP analysis of all 40 constituents included in 40 CFR § 261.24 (table below)
- Total polychlorinated biphenyls (PCBs as Aroclors)
- pH/corrosivity
- Ignitability
- Reactive sulfide
- Reactive cyanide

Parameter	Hazardous Classification Criteria
Ignitability	Flashpoint <140 F
Corrosivity	Aqueous pH < 2 or > 12.5
Reactive	Normally unstable, undergoes violent changes without detonating, water reactive
Toxic	Exceeding the regulatory limits for TCLP

Required 40 Constituents for TCLP Analysis:

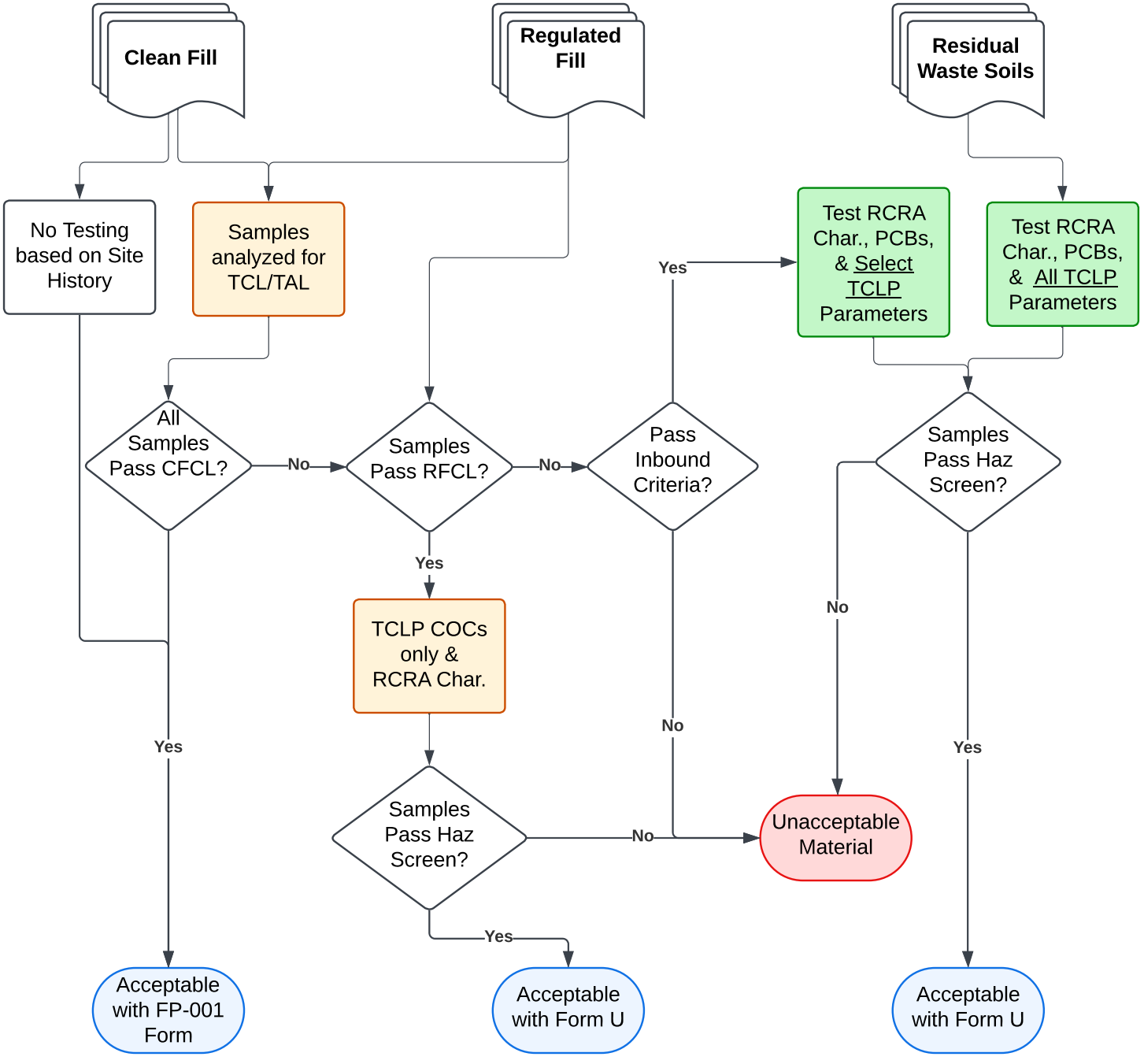
EPA HW No	Analytical Group	Compound	CAS No.	TCLP Trigger (mg/kg)
D017	Herbicide	2,4,5-TP	93-72-1	20
D016	Herbicide	2,4-D	94-75-7	1.8
D004	Metal	Arsenic	7440-38-2	29
D005	Metal	Barium	7440-39-3	2000
D006	Metal	Cadmium	7440-43-9	20
D007	Metal	Chromium	7440-47-3	100
D008	Metal	Lead	7439-92-1	100
D009	Metal	Mercury	7439-97-6	4
D010	Metal	Selenium	7782-49-2	20
D011	Metal	Silver	7440-22-4	84
n/a	PCB	PCB Aroclor 1221	11104-28-2	0.16
n/a	PCB	PCB Aroclor 1232	11141-16-5	0.13
n/a	PCB	PCBs, Total	1336-36-3	5
D020	Pesticide	Chlordane	57-74-9	0.6
D012	Pesticide	Endrin	72-20-8	0.4
D031	Pesticide	Heptachlor (and its epoxide)	76-44-8	0.16
D013	Pesticide	Lindane	58-89-9	0.072
D014	Pesticide	Methoxychlor	72-43-5	200
D015	Pesticide	Toxaphene	8001-35-2	1.2
D041	SVOC	2,4,5-trichlorophenol	95-95-4	2100
D042	SVOC	2,4,6-Trichlorophenol	88-06-2	10
D030	SVOC	2,4-Dinitrotoluene	121-14-2	0.05
D032	SVOC	Hexachlorobenzene	118-74-1	0.96
D033	SVOC	Hexachlorobutadiene	87-68-3	10
D034	SVOC	Hexachloroethane	67-72-1	0.56
D024	SVOC	m-cresol	108-39-4	34
D036	SVOC	Nitrobenzene	98-95-3	0.052
D023	SVOC	o-cresol	95-48-7	28
D025	SVOC	p-cresol	106-44-5	4
D037	SVOC	Pentachlorophenol	87-86-5	5
D038	SVOC	Pyridine	110-86-1	0.39
D029	VOC	1,1-Dichloroethylene	75-35-4	0.19
D028	VOC	1,2-Dichloroethane	107-06-2	0.1
D027	VOC	1,4-Dichlorobenzene	106-46-7	10
D018	VOC	Benzene	71-43-2	0.13
D019	VOC	Carbon Tetrachloride	56-23-5	0.26

February 20, 2025

Required 40 Constituents for TCLP Analysis:				
EPA HW No	**Analytical Group**	**Compound**	**CAS No.**	**TCLP Trigger (mg/kg)**
D021	VOC	Chlorobenzene	108-90-7	6.1
D022	VOC	Chloroform	67-66-3	2
D035	VOC	Methyl ethyl ketone	78-93-3	76
D039	VOC	Tetrachloroethylene	127-18-4	0.43
D040	VOC	Trichloroethylene	79-01-6	0.17
D043	VOC	Vinyl chloride	75-01-4	0.027

EPA HW No. =	Hazardous waste number.
CAS No. =	Chemical abstracts service number.
* Detection Limit Note =	Quantitation limit is greater than the calculated regulatory level. The quantitation limit therefore becomes the regulatory level.
Cresol Note =	If o-, m-, and p-Cresol concentrations cannot be differentiated, the total cresol (D026) concentration is used. The regulatory level of total cresol is 200 mg/l.
Hazardous Level =	USEPA Hazardous Waste Regulatory Levels: 40 CFR Part 261, Subpart C - Characteristics of Hazardous Waste, Section 261.24 Toxicity Characteristic, Table 1 - Maximum Concentration of Contaminants for the Toxicity Characteristic (July 14, 2006).
PADEP Generic SGW =	PADEP Statewide Health Standards (SWHS): 25 PA Code Chapter 250 Tables 3b and 4b - Medium Specific Concentrations (MSCs) for Organic and Inorganic Regulated Substances in Soil: Generic Soil to Groundwater (SGW) (Unsaturated Conditions) Pathways, Used Aquifer, Low Dissolved Solids (publish date November 20, 2021).
TCLP Trigger Value =	The lower of the PADEP Generic SGW versus 20 times the Hazardous Level.

Environmental Acceptance Critera Decision Matrix -Passyunk Wash Plant-



Samples Analyzed at 1 per 1000 cy

Samples Analyzed at 1 per 500 cy

All applications are subject to Eco Materials' review.
All Form U applications are subject to PADEP review.

Material Profile Form
Passyunk Wash Plant

Passyunk Wash Plant acceptance criteria pursuant to PADEP Soil Waste Processing Facility Permit #301391. Criteria subject to change in accordance with PADEP requirements.

A.	Waste Generator		Donor Site Information
1	Generator Name:	8	Donor Site Name:
2	Generator Address:	9	Donor Site Address:
3	Generator City/St/Zip	10	Donor Site City/St/Zip:
4	Generator Phone:	11	Donor Site County:
5	Generator Contact:	12	Donor Site Phone:
6	Generator Email:	13	Donor Site Contact:
7	Generator Notes:	14	Donor Site Email:

	Billing Contact Information	Same as Generator?	
15	Customer Name:	18	Customer Phone:
16	Customer Address:	19	Customer Contact:
17	Customer City/St/Zip	20	Customer Email:

	Generator Authorization Form required if the Customer and Generator are not the same			
21	Estimated Volume:		Tons or Cubic Yards:	
22	Estimated Start Date:			
23	Duration of Project:		One- Time?	Recurring:

B.	Property History	
1	Current use:	
2	Former use:	
3	AOC specific soil source (if applicable):	
4	Is the property enrolled in state or Federal cleanup program (i.e. NJ SRP, PADEP Act 2, MDE VCP)?	If Yes, provide program name and ID:
5	Is the site a State or Federal Superfund Site?	If Yes, provide program name and ID:

C.	Waste Stream Information: Clean Fill		
1	Does the material qualify as PA Clean Fill pursuant to PADEP Management of Fill Policy Document No.: 258-2182-773	Yes	No
	If No, proceed to Section D.		
2	Has the material been treated or blended to achieve clean certification?	Yes	No
3	Was the material sampled?	Yes	No
	If No, provide justification (attach due diligence reporting):		
4	Number of clean fill samples analyzed:		
5	Analytical parameters include TCL/TAL for all samples?	Yes	No
	If No, explain:		
6	Do the lab results meet PA clean fill requirements?	Yes	No
	If Yes, proceed to Section F.		
	If No, proceed to Section D.		
	Clean Fill Sample Frequency: first 125 cy require 2 composite/grab samples. *Sources with up to 3,000 cy require 3 composite/grabs* *Each additional 1,000 cy requires 1 composite and grab* *Out-of-State Sampling: Four (4) discrete grabs can be substituted for one composite sample.*		
	All soils failing to meet PA Clean Fill criteria require Form U and PADEP approval.		

D.	Waste Stream Information: Regulated Fill (RF)					
1	How many samples fail CFCL?	Sample IDs:				
2	Do any samples fail the RFCL?				Yes	No
	If Yes, proceed to Section E for Residual Waste. Otherwise continue.					
3	Are all compounds below the RFCL and Trigger Values?				Yes	No
	If Yes, TCLP is optional for the analyzed parameters.					
	If No, proceed to Section E.					
4	Were all compound classes run for total (mg/kg) results?				Yes	No
	Required compound lists:					
	Metals	SVOCs	VOCs	Pesticides	PCBs	Herbicides
	If Yes, continue.					
	If No, TCLP is required for the missing compounds.					
5	Were RCRA Characteristics analyzed for all samples with CFCL exceedances?				Yes	No
	If No, additional parameters needed.					
6	If Yes, were any exceedances identified?				Yes	No
7	Do all regulated fill samples pass the hazardous waste classification?				Yes	No
	Clean Fill Sample Frequency: first 125 cy require 2 composite/grab samples. *Sources with up to 3,000 cy require 3 composite/grabs* *Each additional 1,000 cy requires 1 composite and grab* *Out-of-State Sampling: Four (4) discrete grabs can be substituted for one composite sample.*					

E.	Waste Stream Information: Residual Waste (RW)		
1	Number of waste characterization samples analyzed:	# of samples	
	Multiply # of samples by 750 tons. What tonnage was characterized?	tons	
	Required Residual Waste (RW) Sample Frequency: 1 composite and grab = 500 cy (750 tons) *Out-of-State Sampling: Four (4) discrete grabs can be substituted for one composite sample.*		
2	Were the following waste characterization parameters analyzed and meet definition of non-hazardous?		
	pH	Yes	No
	Ignitability	Yes	No
	Reactive Sulfide	Yes	No
	Reactive Cyanide	Yes	No
	TCLP (40 compounds + pH of extract)	Yes	No
	If Yes, continue.		
	If No for any parameters, list here:		

	Sample ID	***Parameter***

3	Were total PCBs analyzed and reported greater than 5 mg/kg?	Yes	No
	If Yes, what was the highest reported concentration?		
4	Is the waste represented in this profile generated as a result of corrective action taken under RCRA underground storage tank regulations (40 CFR Part 280)?	Yes	No
5	Is the waste a dioxin bearing waste?	Yes	No
6	Is the waste a treatment by-product or residue from a previously listed or characteristic hazardous waste?	Yes	No
7	Is the material known or suspected to be naturally occurring radio nuclide material (NORM); any other radiological characteristics resulting in the material having radioactivity above any background level or which could pose a health of environmental concern under any circumstance; and/or which could cause the materials to be regulated in any manner for a radioactive characteristic by any state or Federal agency?	Yes	No
	If Yes, describe (attach additional documentation if necessary):		
8	Is the material regulated pursuant to the Atomic Energy Act or any regulations for radioactive materials administered by the Nuclear Regulatory Commission (NRC) or other agencies, and/or classified as technologically enhanced naturally occurring radionuclide material (TENORM)?	Yes	No
	If Yes, describe (attach additional documentation if necessary):		

F.	Documentation Review			
1	Lab report included?		Yes	No
2	Lab Name:			
3	Lab Cert ID:			
4	Sample location diagram included?		Yes	No
5	Summary table(s) of results included?		Yes	No

G.	Composition of Soil Matrix			
1	Gradation and/or Proctor test results available?		Yes	No
	If yes:			
	Silt	Clay	Sand	Gravel
	Should equal 100%			

H.	Application Certification
	I hereby certify that the information provided herein as well as additional documents I have provided as evidence to the above information are true and accurate. I also understand that the facility and the PADEP reserve the right to investigate any, and all information provided for this material. While conducting an investigation, it may be necessary to contact the parties responsible for providing this information including, but not limited to, the Generator, Environmental Engineer, Site Contractor, or Environmental Laboratory to verify the accuracy of the information provided.

Name _____ Signature _____

Company _____ Date _____

R E S O L U T I O N

NO. 117 - 2025

THE COUNCIL OF THE CITY OF CHESTER DOES RESOLVE:

That it does hereby authorize the proper City official to enter into a Memorandum of Understanding (MOU) with the Philadelphia Union Foundation and love.fúbol, Inc. to establish a collaborative framework to co-develop and activate a new community-driven Safe Play Space at 7th Street Park, for the construction of a new soccer court and improvements to three (3) existing basketball courts, with no substantial cost to the City.

FURTHER, it does authorize the proper City official to execute this MOU for and on behalf of the City.

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest:_____
CITY CLERK

Memorandum of Understanding (MOU)

Between City of Chester (Department of Parks & Recreation), the Philadelphia Union Foundation, and love.fútbol, Inc.
Effective Date: ___ day of _____, 2025

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1. Parties

This Memorandum of Understanding ("MOU") is entered into by and between:

- **City of Chester, Department of Parks & Recreation** ("Parks & Rec" or the "Landowner"), a municipal government entity with jurisdiction over public parks, including 7th Street Park.

- **Philadelphia Union Foundation** ("PUF"), a nonprofit organization based in Chester, PA dedicated to building community through soccer.

- **love.fútbol, Inc.** ("LF"), a District of Columbia nonprofit corporation creating safe play spaces for community and youth globally.

Each is a "Party" and collectively the "Parties."

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2. Purpose

The purpose of this MOU is to establish a collaborative framework to co-develop and activate a new community-driven **Safe Play Space at 7th Street Park in Chester**. The Project will include the construction of a new soccer court and improvements to three existing basketball courts.

This site will serve as the **first of multiple safe play spaces in Chester**, creating a foundation for a city-wide network of community-driven, sustainable recreational spaces.

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3. Background

- Parks & Rec owns and manages 7th Street Park.

- love.fútbol has developed a globally recognized community-driven process for designing and delivering safe play spaces.

- Philadelphia Union Foundation brings expertise in soccer-based programming and community engagement, and will provide programming on the new space once completed.

- The Parties intend for the community to be central in shaping and sustaining the Project.

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4. Scope of Collaboration

The Parties will collaborate on:

- **Community Engagement**: Co-design the space with Chester residents, youth, families, and local stakeholders using LF's community-driven process.

- **Design & Construction**: Deliver a soccer court and improved basketball courts, ensuring safety, inclusivity, and high-quality standards.

- **Programming & Activation**: Enable ongoing Philadelphia Union Foundation programming alongside open community use.

- **Sustainability**: Establish long-term maintenance and activation plans with Parks & Rec and community partners.

- **Measurement**: Track outcomes including community usage, youth participation, and health/wellbeing indicators.

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5. Roles & Responsibilities

Parks & Rec (Landowner) will:

- Provide site access and approvals for assessments, design, and construction.

- Retain ownership of the land and improvements.

- Support long-term maintenance of the park infrastructure.

- Coordinate with city departments for permits, utilities, and compliance.
- Establish all requirements related to insurance, permitting, and compliance for construction and use.

Philadelphia Union Foundation will:

- Deliver soccer programming, activations, and community events on the new Safe Play Space.
- Support fundraising and sponsorship development.
- Collaborate on communications and community engagement.
- Provide technical input on soccer-related design elements.

love.fútbol will:

- Lead the community engagement and design process.
- Provide project management support across phases.
- Coordinate philanthropic/corporate funding and sponsorships.
- Assist with contractor/vendor selection and oversee the delivery of construction projects.
- Ensure that all vendors — including out-of-state contractors such as the designated soccer court vendor from Boise, Idaho — meet Parks & Rec's requirements prior to commencing work.
- Support sustainability and activation planning with local stakeholders.

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6. Funding & Budget

- Each Project will have a mutually approved budget and funding plan.
- Funding sources may include municipal allocations, philanthropic support, corporate sponsorships, and grants secured by LF and PUF.

- Specific payment flows and financial commitments will be documented in a separate Project Budget Addendum if needed.

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7. Community Engagement & Equity

- Engagement will be inclusive, multilingual where needed, and centered on Chester youth and families.

- The process will elevate community voices to ensure shared ownership and long-term sustainability.

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8. Communications, Branding & Signage

- All public communications, media, and sponsor recognition related to the Project will be coordinated among all Parties and require prior review and approval.

- Permanent signage at 7th Street Park will acknowledge:
  "This Safe Play Space was created by love.fútbol, Philadelphia Union Foundation, and the City of Chester Parks & Recreation, in partnership with the Chester community."

- Where multiple funders/sponsors are involved, permanent signage will also incorporate the logos/names of all major funding partners, in mutually agreed form, size, and location.

- Event-only signage, digital media, and program materials may also highlight sponsor contributions, following a mutually approved recognition framework.

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9. Insurance, Risk & Compliance

- As the landowner, **Parks & Rec will establish all requirements related to insurance, permits, and compliance** for construction and ongoing use of the Safe Play Space.

- These requirements may include, but are not limited to: access rights, insurance coverages (e.g., Workers' Comp, General Liability, Auto, Umbrella), bonding, indemnification provisions, safety

protocols, and restoration obligations.

- **love.fútbol, as project manager, will ensure that all vendors — including out-of-state contractors such as the designated soccer court vendor from Boise, Idaho — meet Parks & Rec's requirements** prior to commencing any work.

- **Philadelphia Union Foundation will coordinate programming use** of the completed Safe Play Space in accordance with Parks & Rec's requirements and community agreements.

- Prior to construction, the Parties will execute a **Site License Agreement (or equivalent)** incorporating Parks & Rec's requirements and memorializing each Party's compliance obligations.

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10. Term & Termination

- **Term**: This MOU is effective on the Effective Date and continues for three (3) years, unless terminated earlier, and may be extended by written agreement.

- **Termination**: Any Party may terminate with 30 days' written notice. Ongoing funded or in-progress activities will be addressed in applicable agreements to ensure orderly wind-down.

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11. Non-Binding Nature; No Agency

This MOU reflects the Parties' good-faith intentions and does not create a binding obligation to fund or complete the Project absent approved budgets and any required agreements. The Parties are independent entities; nothing herein creates a partnership, joint venture, or agency relationship.

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12. Governing Law

This MOU will be governed by the laws of the Commonwealth of Pennsylvania.

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13. Signatures

City of Chester – Department of Parks & Recreation

By: _____

Name: _____

Title: _____

Date: _____

Philadelphia Union Foundation

By: _____

Name: _____

Title: _____

Date: _____

love.fútbol, Inc.

By: _____

Name: _____

Title: _____

Date: _____

R E S O L U T I O N
NO. 118 - 2025

WHEREAS, Pastor Calvin "Beyah" Williams was born to the late Lister and Rachel "Sugar Babe" Loper Williams. A proud graduate of Chester High School (Class of 1975), and an honorably discharged U.S. Army Veteran, Pastor Williams served both his nation and his community with equal dedication and honor; and

WHEREAS, Pastor Williams worked at the Franklin Mint, Sleighton Farms, and served the Chester Upland School District and he brought peace, hope and healing when needed. As a Chaplain of Eastern Light Lodge #46, a faithful member of the usher board and Men's Day Committee, and later as Pastor of the Temple of Brotherly Love Christian Church, his leadership radiated humility and grace; and

WHEREAS, Pastor Williams' ministry transcended the pulpit. He became a spiritual first responder – called upon time and time again to lead candlelight services for victims of gun violence. In moments of tragedy, he stood firm in faith, offering comfort to grieving families and speaking life into a community in pain. His advocacy against violence and his commitment to unity were unwavering. Through his actions, he reminded us that *faith without works is dead*; and

WHEREAS, Pastor Williams was a man who believed in hoy as a form of worship. He loved fishing, singing, dancing, and gathering people together in love and laughter. His barbecues became neighborhood ministries – complete with food, music and open arms. He handed out cold water on hot days, water ice for the children, and warm meals for anyone in need. In his eyes, *no one was a stranger*, only family he hadn't yet met.

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

That it does hereby authorize the installation of an honorary street sign, renaming a portion of Sproul Street at West 8th Street to Reverend Calvin "Beyah" Williams Way, honoring his life as a living testimony of faith, service and unwavering love for his city and its people.

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

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N

NO. 119 - 2025

WHEREAS, the late Isiah Sr. and Tommie Lee Jones were considered pillars in the Chester City Community, they were strong supporters of the youth in the City and helped them navigate challenges at home, school and rough social issues throughout the community; and

WHEREAS, the Jones' offered their love and multiple programs to get the youth off the streets of the City of Chester and scores of young people would gather at their home at 502 Parker Street where they were greeted with nourishment and unconditional love; and

WHEREAS, Mrs. Tommie Lee Jones was a fierce advocate for making sure Chester youth were not overlooked nor underserved. Through her non-profit, Youth In Action Agency, she connected Chester teenagers with jobs, tutors, and college recruiters. She also organized field trips to various places outside the City to encourage young people to dream big, work hard, and make something of themselves; and

WHEREAS, Mr. Ike Jones Sr., also left an indelible mark on the community, through his willingness to work with young people, organizing and fully sponsoring sporting events in the community and workshops where young adults could come out and meet potential employers looking to hire Chester residents. Mr. Jone was also a long time employee of the City of Chester.

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

That it does hereby authorize the installation of an honorary street sign, renaming a portion of Parker Street at West 5th Street to Ike and Tommie Lee Jones Way, honoring their lives, dedication and love for the youth of the City of Chester.

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

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest: _____
CITY CLERK

R E S O L U T I O N

NO. 120 - 2025

WHEREAS, the Commonwealth Court of Pennsylvania issued an Order outlining the composition of the Stormwater Authority of the City of Chester Board; and

WHEREAS, the Court ordered the Board will consist of 5 members with staggered terms; and

WHEREAS, at the time of the Order a vacancy existed on the Board, and the Court ordered that said term was to expire the first Monday in January 2029; and

WHEREAS, the City desires to comply with the Court's Order and the Board is currently organized as follows:

Name	Term of Office
Joan Neal	October 28, 2025;
Livia Smith	October 28, 2026;
William Riley	October 28, 2027;
John Shelton	October 28, 2028; and
Zamon Ahmed	January 1, 2029

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

That upon the expiration of the term of Joan Neal, it does hereby appoint Isiah Jones, as a member of the Stormwater Authority of the City of Chester Board, term to expire October 28, 2030.

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 121 - 2025

WHEREAS, the Commonwealth Court of Pennsylvania issued an Order outlining the composition of the Stormwater Authority of the City of Chester Board; and

WHEREAS, the Court ordered the Board will consist of 5 members with staggered terms; and

WHEREAS, at the time of the Order a vacancy existed on the Board, and the Court ordered that said term was to expire the first Monday in January 2029; and

WHEREAS, the City desires to comply with the Court's Order with the Board currently organized as follows:

Name	Term of Office
Joan Neal	October 28, 2025;
Livia Smith	October 28, 2026;
William Riley	October 28, 2027;
John Shelton	October 28, 2028; and
Zamon Ahmed	January 1, 2029

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

That it does hereby reappoint Joan Neal, as a member of the Stormwater Authority of the City of Chester Board, term to expire October 28, 2030.

WE HEREBY CERTIFY that this Resolution passed Council this 22nd day of October, A.D. 2025.

_____
MAYOR

Attest:_____
CITY CLERK