City of Chester
Council Meeting Agenda

One 4th Street
Chester, PA 19013

Wednesday, August 12, 2026 **10:00 AM** **Council Chambers**

INVOCATION: Overseer Malia Gibson | Worship Praise Life Center – Chester, PA

PLEDGE TO THE FLAG

ROLL CALL

MINUTES OF PREVIOUS MEETING: July 22, 2026

PUBLIC COMMENT (AGENDA ITEMS ONLY)

COURTESY AND PRIVILEGE OF THE FLOOR RULES

Please observe the Rules of Council when addressing the body. The City website also includes all the meetings and material for the agenda, videos of previous meetings, and a link to current meetings that are in progress.

Public Comment Rules:

If you would like to speak, we are asking that you fill out the Sign-in Sheet located on the podium.

Please address the Council President (The Mayor). You are given privilege of the floor to provide public comment. This is a time to present comments, it is not a question-and-answer session. If you are speaking on behalf of yourself, you have three minutes and if you are speaking on behalf of a group that has several members present, you will be given five minutes - the idea being the entire group does not come up and make the same type of statement. Please be sure to state your name and address for the record and fill out the sign-in sheet.

Courtesy of the Floor is meant to provide public comment on items that are not on the agenda; Council will take all comments under advisement and have the appropriate officials get back to you if necessary. If you have materials for Council, please distribute it to the City Clerk.

Public comment during consideration of ordinances, resolutions and motions is limited by topic – your comments must be relevant. Public comments are taken before the council votes on items.

Council will not entertain personal insults or attacks, name calling or other behavior that is inconsistent with the purpose of conducting official business. Please address the Council President (The Mayor). Refrain from using offensive language, cursing, and making noises while other people are speaking. Act with decorum. Remove your hat and turn cell phones off.

Please be aware that comments and/or behavior in violation of these rules will result in a forfeiture of all remaining time and you will be asked to return to your seat.

***COMMUNICATIONS:** Council meetings are held on the second and fourth Wednesday of each month beginning at 10:00 AM in Council Chambers, except for quarterly night Council meetings on the second Wednesday beginning 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@cityofchesterpa.gov to receive an email notice of the meetings.*

OLD/NEW BUSINESS:

ORDINANCE (To be Voted On):

B – 7 Final Reading

An Ordinance of the City of Chester, Delaware County, Pennsylvania, to approve, adopt and enact the re-codification of the Codified Ordinances of the City of Chester, 1978, as supplemented and amended, to repeal certain legislation not included therein; to save from repeal certain other legislation not included therein; and to provide penalties for tampering with the Code.

B – 8 Final Reading

An Ordinance of the City of Chester, Delaware County, Pennsylvania, amending Section 926.02 entitled "Definitions" and amend Section 926.04 entitled "Separation and Collection" of Article 926 entitled "Recycling" of the Codified Ordinances of the City of Chester, 1978, as supplemented and amended, to require the provision of recycling containers and the separate collection of recyclable materials at city-sponsored events; and repealing all ordinances or parts of ordinances inconsistent therewith.

B – 9 First Reading

An ordinance of the City of Chester, Delaware County, Pennsylvania, providing for the opening of a portion of Lloyd Street, a previously vacated City street, situate generally between the southerly side of West Second Street and the northerly side of West Front Street.

RESOLUTIONS FOR FINAL PASSAGE (To be Voted On):

R – 97

Authorize the approval for the assignment of Contract with Premium Parking Services, LLC to the Chester Parking Authority.

Submitted By: Kenneth R. Schuster, City Solicitor
Attachments: Resolution

R – 98

Authorize the approval for the proper City officials to prepare a Request For Information (RFI)/Request for Proposal (RFP) packet and advertise on PennBid for Certified Lead Inspectors/Risk Assessors and Certified Lead Abatement Contractors to support the residential Lead Hazard Reduction Program.

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

R – 99

Authorize the approval of Change Order #1 (PC-001) from Change Order Request # AKC-PC-COR-002 in the amount of $6,792.06 increasing the contract value with AKC Mechanical LLC, to $559,067.06.

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

R – 100
Authorize the approval of Change Order #1 in the amount of $47,977.65, submitted by S. J. Thomas Company, Inc. After applying the approved project contingency amount of $25,000.00, this change order results in a net increase to the contract of $22,977.65, thereby increasing the total contract amount with SJ Thomas Company, Inc. for the Sun Village Park Pavilion Repairs (ARPA Project No. 19) to an amount not to exceed $287,947.28.

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

R – 101
Authorize the approval of Change Order #1 in the amount of $6,030.00 increasing the contract value with MG Engineering Associates LLC, in an amount not to exceed $12,980.00 for the Sun Village Park Pavilion Repairs ARPA Project #19.

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

R – 102
Authorize the approval of Change Order G-005 from Change Order Request # GC-COR-16R5 in the amount of $40,179.00 increasing the contract value with James G. Davis Construction Company to $5,263,325.20.

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

R – 103
Authorize the approval to grant Roe Properties, LLC its Preliminary/Final Subdivision and Land Development Plan to consolidate existing lots into a single lot, demolish buildings or portions thereof, and construct a new building at 3308 West 2nd Street, Chester, Pennsylvania.

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

R – 104
Authorize the approval to grant DELCORA Western Regional Treatment Plant its preliminary/final land development plan to construct disinfection buildings and upgrades within the facility at 3201 West Front Street, Chester, Pennsylvania.

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

REPORTS:

PRESENTATION:

PUBLIC COMMENT:

ADJOURN

BILL NO. 7
1ST READING 7/22/2026
PASSED 8/12/2026

NO. 7, 2026

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, TO APPROVE, ADOPT AND ENACT THE RE-CODIFICATION OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED, TO REPEAL CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE

Be it enacted and ordained by the City Council of the City of Chester, County of Delaware, Commonwealth of Pennsylvania, and it is enacted and ordained as follows:

ARTICLE I
Adoption of Code

SECTION 1-1. Enactment of Code; existing legislation continued.

Pursuant to the Home Rule Charter and Optional Plans Law, 53 Pa.C.S.A. § 2901 et seq., and Section 406 of the Charter of the City of Chester, the body of ordinances of a general and permanent nature adopted by the City Council of the City of Chester, as revised, codified and consolidated and consisting of Chapters 1 through 550, together with an Appendix, is hereby approved, adopted, ordained and enacted as a single ordinance of the City of Chester, which shall be known and is hereby designated as the "Code of the City of Chester," hereinafter referred to as the "Code." The provisions of the Code, insofar as they are substantively the same as those of the ordinances in force immediately prior to the enactment of the Code by this ordinance, are intended as a continuation of such ordinances and not as new enactments. This ordinance and the Code adopted hereby shall supersede and replace the 1978 Codified Ordinances of the City of Chester, as amended and supplemented.

SECTION 1-2. Code on file; additions and amendments.

A. A copy of the Code has been filed in the office of the City Clerk and shall remain there for use and examination by the public until final action is taken on this ordinance. Following adoption of this ordinance such copy shall be certified to by the City Clerk, as provided by law, and such certified copy shall remain on file in

the office of the City Clerk, to be made available to persons desiring to examine the same during all times while said Code is in effect.

B. Additions or amendments to the Code, when adopted in such form as to indicate the intent of the City Council to make them a part thereof, shall be deemed to be incorporated into such Code so that reference to the "Code of the City of Chester" shall be understood and intended to include such additions and amendments.

SECTION 1-3. Notice; publication.

The City Clerk shall cause to be published in the manner required by law a notice of the introduction of the Code in a newspaper of general circulation in the City. The enactment of this ordinance, coupled with the publication of the notice of introduction, the availability of a copy of the Code for inspection by the public and the filing of an attested copy of this ordinance with the county, as required by law, shall be deemed, held and considered to be due and legal publication of all provisions of the Code for all purposes.

SECTION 1-4. Severability.

Each section of this ordinance and of the Code and every part of each section is an independent section or part of a section, and the holding of any section or a part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

SECTION 1-5. Repealer.

A. Ordinances of a general and permanent nature, or parts thereof, that are inconsistent with the provisions contained in the Code adopted by this ordinance are hereby repealed; provided, however, that such repeal shall only be to the extent of such inconsistency, and any valid legislation of the City of Chester that is not in conflict with the provisions of the Code shall be deemed to remain in full force and effect.

B. The following ordinances have been excluded from the Code and are specifically repealed:

(1) Former Part 17, Building and Housing, Title 1701, BOCA Building Code, of the 1978 Codified Ordinances of the City of Chester.

SECTION 1-6. Ordinances saved from repeal; matters not affected by repeal.

The adoption of this Code and the repeal of ordinances provided for in Section 1-5 of this ordinance shall not affect the following ordinances, rights and obligations, which are

hereby expressly saved from repeal; provided, however, that the repeal of ordinances pursuant to Section 1-5 or the saving from repeal of ordinances pursuant to this section shall not be construed so as to revive any ordinance previously repealed, superseded or no longer of any effect:

A. Any ordinance adopted subsequent to May 13, 2026.

B. Any right or liability established, accrued or incurred under any legislative provision of the City prior to the effective date of this ordinance or any action or proceeding brought for the enforcement of such right or liability or any cause of action acquired or existing.

C. Any offense or act committed or done before the effective date of this ordinance in violation of any legislative provision of the City or any penalty, punishment or forfeiture which may result therefrom.

D. Any prosecution, indictment, action, suit or other proceeding pending or any judgment rendered prior to the effective date of this ordinance, brought pursuant to any legislative provision of the City.

E. Any franchise, license, right, easement or privilege heretofore granted or conferred by the City or any lawful contract, obligation or agreement.

F. Any ordinance appropriating money or transferring funds, promising or guaranteeing the payment of money or authorizing the issuance and delivery of any bond of the City or other instruments or evidence of the City's indebtedness.

G. Any ordinance adopting an annual budget or establishing an annual tax rate.

H. Any ordinance providing for the levy, imposition or collection of special taxes, assessments or charges.

I. Any ordinance authorizing the purchase, sale, lease or transfer of property or acquiring property by acceptance of deed, condemnation or exercise of eminent domain.

J. Any ordinance annexing land to the City.

K. Any ordinance providing for or requiring the construction or reconstruction or opening of sidewalks, curbs and gutters.

L. Any ordinance or part of an ordinance providing for laying out, opening, altering, widening, relocating, straightening, establishing grade, changing name, improvement, acceptance or vacation of any right-of-way, easement, street, road, highway, sidewalk, park or other public place or property or designating various streets as public highways.

M. Any ordinance establishing water, sewer or other special purpose districts and designating the boundaries thereof; providing for a system of sewers or water supply lines; or providing for the construction, extension, dedication, acceptance or abandonment of any part of a system of sewers or water supply lines.

N. Any ordinance providing for the making of public improvements.

O. Any ordinance providing for the salaries and compensation of officers and employees of the City or setting the bond of any officer or employee.

P. Any ordinance concerning changes and amendments to the Zoning Map.

Q. Any ordinance relating to or establishing a pension plan or pension fund for municipal employees.

R. Any ordinance or portion of an ordinance establishing a specific fee amount for any license, permit or service obtained from the City.

S. Any currently effective ordinance providing for intergovernmental cooperation or establishing an intermunicipal agreement.

SECTION 1-7. Changes and revisions in previously adopted legislation; new provisions.

A. Nonsubstantive changes. In compiling and preparing the ordinances of the City for adoption and revision as part of the Code, certain nonsubstantive grammatical and style changes were made in one or more of said ordinances and resolutions. It is the intention of the City Council that all such changes be adopted as part of the Code as if the ordinances so changed had been previously formally amended to read as such.

B. In addition to the changes and revisions described above, changes and revisions of a substantive nature, as set forth in Schedule A attached hereto and made a part hereof, are hereby made to various ordinances included in the Code, to become effective upon the effective date of this ordinance. (Chapter and section number references are to the ordinances as they have been renumbered and appear in the Code.).

SECTION1-8. Titles and headings; editor's notes.

A. Chapter and article titles, headings and titles of sections and other divisions in the Code or in supplements made to the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.

B. Editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.

SECTION 1-9. Altering or tampering with Code; violations and penalties.

It shall be unlawful for anyone to improperly change or amend, by additions or deletions, or to alter or tamper with the Code or any part or portion thereof in any manner whatsoever which will cause the law of the City to be misrepresented thereby. Any person who violates or permits a violation of this section of this ordinance shall, upon conviction thereof, be punished by a fine not exceeding $1,000, plus costs of prosecution, and, in default of payment thereof, by imprisonment for a term not exceeding 90 days.

SECTION 1-10. When effective.

All provisions of this ordinance and of the Code shall be in force and effect 10 days after adoption of this ordinance.

WE HEREBY CERTIFY that this Ordinance passed Council this 12th day of August, A.D., 2026.

_____
MAYOR

Attest:_____
CITY CLERK

BILL NO. 8
1st READING 7/22/2026
PASSED 8/12/2026
(AS AMENDED)

NO. 8 , 2026

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING SECTION 926.02 ENTITLED "DEFINITIONS" AND AMEND SECTION 926.04 ENTITLED "SEPARATION AND COLLECTION" OF ARTICLE 926 ENTITLED "RECYCLING" OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED, TO FURTHER DEFINE RECYCLING REQUIREMENTS FOR RESIDENTIAL, MULTI-FAMILY DWELLINGS AND COMMERCIAL ESTABLISHMENTS AND TO REQUIRE THE PROVISION OF RECYCLING CONTAINERS AND THE SEPARATE COLLECTION OF RECYCLABLE MATERIALS AT CITY-SPONSORED EVENTS; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.

THE COUNCIL OF THE CITY OF CHESTER DOES ORDAIN:

SECTION 1. That it does hereby amend Section 926.02 entitled "DEFINITIONS" of Article 926 entitled "Recycling" of the Codified Ordinance of the City of Chester, 1978, as supplemented and amended, to read as follows:

926.02 DEFINITIONS.

(e) City-sponsored event — Any festival, fair, celebration, concert, recreational activity, community gathering, public program, ceremony, or other temporary event that is organized, hosted, funded, co-funded, or officially sponsored by the City of Chester or any department, bureau, office, board, commission, or agency thereof.

(f) Recyclable materials — Materials designated for recycling by the City of Chester's recycling program or accepted by the City's designated recycling collector or processing facility, including, where accepted, aluminum cans, steel or bimetallic cans, glass containers, plastic containers, corrugated cardboard, paper, and other materials designated by the City.

(g) Recycling container — A container clearly identified by color, signage, labeling, or other markings as being intended for the collection of recyclable materials separately from municipal waste.

SECTION 2. That it does hereby amend Section 926.04 entitled "SEPARATION AND COLLECTION" of Article 926 entitled "Recycling" of the Codified Ordinances of the City of Chester, to read as follows:

926.04 SEPARATION AND COLLECTION.
At a minimum, all persons shall separate high grade office paper, aluminum, corrugated paper and leaf waste generated at commercial, municipal or institutional establishments and from community activities, and store the materials until collection. The ordinance may designate additional materials for recycling.

SECTION 3. That it does hereby amend Section 926.04 entitled "SEPARATION AND COLLECTION" of Article 926 entitled "Recycling" of the Codified Ordinances of the City of Chester, to read as follows:

926.04 SEPARATION AND COLLECTION.

(d) Recycling Required at City-sponsored events.

(1) Recycling shall be provided at every City-sponsored event at which recyclable materials are reasonably expected to be generated.

(2) The City department, bureau, office, board, commission, agency, or other City entity responsible for organizing or coordinating a City-sponsored event shall ensure that an appropriate number of recycling containers are provided at the event. Recycling containers shall be placed in visible and reasonably accessible locations throughout the event area.

(3) To the greatest extent practicable, a recycling container shall be placed adjacent to or in the immediate vicinity of each municipal waste container provided for public use at a City-sponsored event.

(4) Recycling containers shall be clearly distinguishable from municipal waste containers and shall display signage or markings identifying the materials accepted for recycling.

(5) Recyclable materials collected at a City-sponsored event shall be maintained separately from municipal waste and shall be delivered to an appropriate recycling collection or processing system.

(6) Recyclable materials collected pursuant to this Section shall not knowingly be disposed of as municipal waste except where the materials have been rejected due to contamination or are otherwise determined to be unsuitable for recycling by the City's recycling collector or processing facility.

SECTION 4. 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 5. 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 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

BILL NO. 9

1st READING 8/12/2026

PASSED

NO._____, 2026

A N O R D I N A N C E

AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, PROVIDING FOR THE OPENING OF A PORTION OF LLOYD STREET, A PREVIOUSLY VACATED CITY STREET, SITUATE GENERALLY BETWEEN THE SOUTHERLY SIDE OF WEST SECOND STREET AND THE NORTHERLY SIDE OF WEST FRONT STREET.

WHEREAS, the Codified Ordinances of the City of Chester, 1978, as supplemented and amended, PART NINE, Article 909, Street Paving, cross references the THIRD-CLASS CITY CODE ("Third Class City Code"), Act of Mar. 19, 2014, P.L. 52, No. 22 regarding street openings;

WHEREAS, Section 2916 of the Pennsylvania Third-Class City Code authorizes the City of Chester, as a Third Class City, to open streets by ordinance through the affirmative vote of a majority of the whole number of members of City Council plus one; and

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Council of the City of Chester, Delaware County, Pennsylvania, and is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. That Lloyd Street, a previously vacated street, which was absorbed by the property at 805 W. 2nd Street, Chester, PA identified as Delaware County parcel ID #49-07-00041-09, then subsequently acquired on (date) by the City of Chester through a partial taking eminent domain proceeding listed under Docket # (docket) situate generally between the southerly side of West Second Street and the northerly side of West Front Street, and more particularly described as follows:

ALL THAT CERTAIN parcel of ground situate in the Seventh Ward of the City of Chester, County of Delaware, State of Pennsylvania, bounded and described as follows according to a survey and plan thereof, dated September 14,1994, prepared by Catania Engineering Associates, Inc., Civil Engineers and Land Surveyors, Milmont Park, PA, to wit:

BEGINNING at a point, said point being the intersection of Second Street (60 feet wide with the westerly side of Lloyd Street, now vacated, extended (60 feet wide); Thence along said side of Second Street the following two courses and distances: (1) North fifty five degrees forty eight minutes East the distance of 145 feet to a point; Thence leaving said side of Second Street along Lloyd Street (2) South thirty four degrees twelve minutes East the distance of 326 feet to a point on the northerly side of Front Street (60 feet wide); Thence along said side of Front Street the following course and distance: (3) South fifty five degrees forty eight minutes West the distance of 145 feet to a point; Thence leaving said Front Street (4) North thirty four degrees 12 minutes West the distance of 326 fee to the first mentioned point and place of beginning.

BEING part of the bed of Lloyd Street, 60 feet in width, between West Front Street and West Second Street, and the same premises which the City of Chester vacated and conveyed by Deed dated_____ unto Riverbridge Associates and recorded in the office for Recording of Deeds in and for Delaware County in Deed Book 1436, Page 1362, and the same premises which Riverbridge Associates conveyed by Deed dated September 12, 2002 unto Stanton Properties, L.P and recorded in the office for Recording of Deeds in and for Delaware County in Deed Book 2525, page 977, to be OPENED as a public street.

CONTAINING approximately 1.085 acres of land, more or less, be and the same is hereby OPENED as a public street and incorporated into the City Plan.

SECTION 2. 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 remainder of this Ordinance shall remain valid and in full force and effect.

SECTION 3. This Ordinance shall take effect immediately upon its legal enactment.

WE HEREBY CERTIFY that this Ordinance passed Council this_____day of _____, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 97 - 2026

WHEREAS, the City of Chester formed the Chester Parking Authority ("CPA") in May of 1966 in accordance with the Municipal Authorities Act; and

WHEREAS, on November 13, 2024, the Chester City Council approved the termination of the CPA due to the inactivity of the Authority; and

WHEREAS, there was a need for a qualified parking management firm to provide comprehensive municipal parking management, enforcement and technology services for the City's on-street, municipal lots, permit parking zones, event areas, and any other related parking facilities; and

WHEREAS, the City entered into a two-year contract with Premium Parking Service, LLC, ("Premium), beginning May 1, 2026, through and including April 30, 2028, ("Contract); and

WHEREAS, the Chester City Council deemed it was in the City's best interest to resuscitate the CPA and assign expressed rights, title, interest and obligations under the Contract.

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

That it does hereby authorize the proper City officials to execute, for and on behalf of the City of Chester, an Assignment and Assumption Agreement and all necessary documents to finalize this Agreement with the Chester Parking Authority.

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

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 98 – 2026

WHEREAS, the City of Chester was awarded a $350,000.00 grant on March 2, 2025, from the EPA funded Region 3 Thriving Communities Grantmaking Program for the Safe Haven Project: Protecting Families Changing Lives Project; and

WHEREAS, the City of Chester was awarded a $997,250.00 grant on July 25, 2025, from the William Penn Foundation to improve indoor air quality for families impacted by pollution and health inequities; and

WHEREAS, the City of Chester was awarded a $4,398,296.30 grant on December 12, 2025, from the Department of Housing and Urban Development Lead Grant Program for the Lead Hazard Reduction Program to improve the health outcomes of children in Chester by assessing homes for lead risks and remediating lead hazards.

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

That it does hereby authorize the proper City officials to prepare a Request For Information (RFI)/Request for Proposal (RFP) packet and advertise on PennBid for Certified Lead Inspectors/Risk Assessors and Certified Lead Abatement Contractors to support the residential Lead Hazard Reduction Program.

FURTHER, it does authorize the City Clerk to advertise the aforementioned notice.

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 99 - 2026

WHEREAS, the Council of the City of Chester authorized entering into a contract with AKC Mechanical LLC on July 23, 2025, as the plumbing and fire suppression contractor for the construction of a new Public Works Facility, ARPA Project #27, at a total contract value of $552,275.00; and

WHEREAS, Change Order Request No. AKC-PC-COR-002, in the amount of $6,792.06, was submitted by AKC Mechanical, LLC for modifications requested by the Chester Water Authority ("CWA") after CWA had finalized and approved the original design for a single 6-inch water service line and the Contractor had completed its installation; and

WHEREAS, following the installation of the approved single 6-inch water service line, CWA subsequently issued revised drawings requiring two separate service lines consisting of one (1) 6-inch fire service line and one (1) 4-inch domestic water service line; and

WHEREAS, CWA's revised requirements necessitated additional work, including the installation of a new 4-inch domestic water service line from within the new building to a point five (5) feet outside the building, core drilling a 6-inch diameter opening through the foundation wall, installation of a wall sleeve, and all associated labor, materials, and equipment necessary to complete the revised installation.

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

That it does hereby approve Change Order #1 (PC-001) from Change Order Request # AKC-PC-COR-002 in the amount of $6,792.06 increasing the contract value with AKC Mechanical LLC, to $559,067.06.

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 100 - 2026

WHEREAS, the Council of the City of Chester authorized entering into a contract with S. J. Thomas Company, Inc. on March 11, 2026, for Sun Village Park Pavilion Repairs, ARPA Project #19, in the amount of $264,969.63 which included a $25,000.00 contingency for unforeseen labor and materials needed; and

WHEREAS, Change Order #1, in the amount of $47,977.65, was submitted by S. J. Thomas Company, Inc. for the removal and proper abatement of asbestos-containing materials discovered during the restoration of the Sun Village Park Pavilion; and

WHEREAS, the City approved the change order for the contractor to facilitate the required notifications to the Pennsylvania Department of Environmental Protection (PADEP), ensure compliance with applicable environmental regulations, and minimize delays to the project schedule.

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

That it does hereby approve Change Order #1 in the amount of $47,977.65. After applying the approved project contingency amount of $25,000.00, this change order results in a net increase to the contract of $22,977.65, thereby increasing the total contract amount with S. J. Thomas Company, Inc. for the Sun Village Park Pavilion Repairs (ARPA Project No. 19) to an amount not to exceed $287,947.28.

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 101 - 2026

WHEREAS, the Council of the City of Chester authorized entering into a contract with MG Engineering Associates, LLC on March 11, 2026, for Environmental Testing and Reporting for Sun Village Park Pavilion Repairs, ARPA Project #19, in the amount of $6,950.00; and

WHEREAS, Change Order #1 in the amount of $6,030.00 was submitted by MG Engineering Associates, LLC for additional environmental testing and monitoring required as a result of the asbestos discovered in the building during restoration and the associated abatement.

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

That it does hereby approve Change Order #1 in the amount of $6,030.00 increasing the contract value with MG Engineering Associates LLC, in an amount not to exceed $12,980.00 for the Sun Village Park Pavilion Repairs ARPA Project #19.

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N

NO. 102 - 2026

WHEREAS, the Council of the City of Chester authorized entering into a contract with James G. Davis Construction Company 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 $4,825,353.00; and

WHEREAS, on October 22, 2025, Chester City Council approved Change Order G-001 in the amount of $83,014.00 for additional unanticipated work, increasing the contract value to $4,908,367.00; and

WHEREAS, on November 12, 2025, Chester City Council approved Change Order G-002 in the amount of $9,886.00 for a larger construction trailer, increasing the contract value to $4,918,253.00; and

WHEREAS, on March 25, 2026, Chester City Council approved Change Order G-003 in the amount of $76,055.20 to add a "Local 413 Laborer", increasing the contract value to $4,994,308.20; and

WHEREAS, on June 24, 2026, Chester City Council approved Change Order G-004 in the amount of $228,838.00 for: (1) the loading, removal, and disposal of contaminated soils; (2) the loading, removal, and disposal of unsuitable soil and replenishment with approved new soil; and (3) the remediation of various unforeseen site conditions discovered in the southwest area of the project site near the Salt Shed location, increasing the contract value to $5,223,146.20; and

WHEREAS, Change Order Request No. GC-COR-16R5, in the amount of $40,179.00, was submitted by James G. Davis Construction Company for modifications requested by the Chester Water Authority ("CWA") after CWA had finalized and approved an original design for a single 6-inch water service line and the Contractor had completed the installation; and

WHEREAS, following installation of a single 6-inch water service line, as previously approved by CWA, CWA subsequently issued a revised drawing requiring two separate service lines consisting of one (1) 6-inch fire service line and one (1) 4-inch domestic water service line; and

WHEREAS, the revised CWA requirements necessitated modifications: 1) inside the water meter pit; 2) installation of a new 4-inch domestic water line extending from the water pit to a point approximately five (5) feet beyond the building; 3) procurement of additional materials for the water line connection; 4) installation of additional valves; 5) excavation; 6) a blow-off assembly; 7) as well as additional work to accommodate CWA's enhanced chlorination and testing requirements (including a credit for the standard testing

originally included), and the use of specialized equipment to install the heavier components.

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

That it does hereby approve Change Order G-005 from Change Order Request # GC-COR-16R5 in the amount of $40,179.00 increasing the contract value with James G. Davis Construction Company to $5,263,325.20.

WE HEREBY CERTIFY that this Resolution passed Council this 12th day of August, A.D. 2026.

_____
MAYOR

Attest:_____
CITY CLERK

R E S O L U T I O N
NO. 103 - 2026

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL APPROVAL TO ROE PROPERTIES, LLC FOR ITS PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN TO CONSOLIDATE EXISTING LOTS INTO A SINGLE LOT, DEMOLISH BUILDINGS OR PORTIONS THEREOF, AND CONSTRUCT A NEW BUILDING AT 3308 WEST 2ND STREET, CHESTER, PENNSYLVANIA.

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, Roe Properties LLC ("Applicant") has submitted a Preliminary/Final Subdivision and Land Development Plan to consolidate existing parcels, reconstruct portions of existing buildings, construct a building addition, and make related site improvements for the existing fabricated metal products operation at 3308 West 2nd Street in the LIC – Light Industrial/Commercial Zoning District based on plans prepared by MG Engineering Associates, LLC dated January 22, 2025 and last revised June 11, 2026 consisting of 10 sheets (hereafter referred to as the "Plan"); and

WHEREAS, the Plan proposes: Consolidation of the existing parcels into a single lot, partial demolition of one 2- story building and demolition of one 1-story building, and to build a new larger building over these existing structures measuring 7,380 SF with a proposed limit of disturbance of 7,410 SF; and

WHEREAS, the Applicant has worked with the City of Chester Planning & Zoning Department, which issued a review letter dated July 1, 2026, generally recommending approval for the project; 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 July 2, 2026; and

WHEREAS, the City of Chester Shade Tree Commission also reviewed the Plan and issued a letter dated July 6, 2026, recommending Plan approval subject to their comments; and

WHEREAS, the City of Chester Planning Commission also reviewed the Plan at its public meeting on July 8, 2026, recommending Plan approval subject to their comments; and

WHEREAS, the Delaware County Planning Commission also reviewed the Plan and provided a review letter dated March 21, 2025, stating general support for the proposed project subject to their comments; 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 Subdivision and Land Development Plan to consolidate the existing parcels, demolish and reconstruct portions of existing buildings, construct a building addition, and make related site improvements for the existing fabricated metal products operation at 3308 West 2nd Street, Chester, PA, pursuant to the Plan prepared by MG Engineering Associates, LLC and last revised June 11, 2026, 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 thirty (30) 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 _____ day of _____, 2026

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: Roe Properties 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, Colliers Engineering and Design, Inc., Review Letter dated July 2, 2026, 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 Project so that the City may certify that all appropriate permits have been obtained and all appropriate erosion and sedimentation control measures, construction fencing, or other site protection measures have been properly installed.

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 not 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 and 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 502.A of the Subdivision and Land Development Ordinance, to permit the application to be reviewed as a combined Preliminary/Final Subdivision and Land Development Plan in lieu of separate Preliminary and Final submissions.
Granted ✓____ Denied _____

2. A partial waiver from Section 1310.04.l.3.A of the Subdivision and Land Development Ordinance, relating to widening, paving, and improvement of abutting streets, including West Second Street and Cotton Street, under the condition that the Applicant mill and overlay half of Clayton Street, centerline to curb, along the entire property frontage.

Granted ✓____ Denied _____

3. A partial waiver from Section 1310.15(e) of the Subdivision and Land Development Ordinance, relating to sidewalk repair and replacement; under the condition that the Applicant provide full replacement of the existing sidewalk and curb along the existing building frontage along Clayton Street (minimum 5' wide concrete sidewalk).

Granted ✓____ Denied _____

R E S O L U T I O N
NO. 104 - 2026

A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO DELCORA WESTERN REGIONAL TREATMENT PLANT FOR ITS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN TO CONSTRUCT DISINFECTION BUILDINGS AND UPGRADES WITHIN THE FACILITY AT 3201 WEST FRONT STREET, CHESTER, PENNSYLVANIA.

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, DELCORA ("Applicant") has submitted a Preliminary/Final Subdivision and Land Development Plan to perform upgrades to the existing wastewater treatment plant disinfection system within the wastewater treatment facility at 3201 West Front Street located in the HIC – Heavy Industrial/Commercial Zoning District based on plans prepared by CHA Consulting, Inc. dated April 28, 2026, consisting of 26 sheets (hereafter referred to as the "Plan"); and

WHEREAS, the Plan proposes to retrofit existing wastewater treatment facilities, systems, and tanks, and replace with a new Ultraviolet Disinfection system building, sodium hypochorlite building, and related appurtenances with no proposed changes to sidewalk, curbing, paved areas, parking areas, or impervious areas with a proposed limit of disturbance of .55 acres; and

WHEREAS, the Applicant has worked with the City of Chester Planning & Zoning Department, which issued a review letter dated June 29, 2026, generally recommending approval for the project; 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 July 1, 2026; and

WHEREAS, the City of Chester Planning Commission also reviewed the Plan at its public meeting on July 8, 2026, recommending Plan approval subject to their comments; and

WHEREAS, the Delaware County Planning Commission reviewed the Plan and provided a review letter dated July 17, 2026, stating general support for the proposed project subject to their comments; 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 to retrofit existing wastewater treatment facilities, systems, and tanks, and replace with a new Ultraviolet Disinfection system building, sodium hypochorlite building, and related appurtenances with no proposed changes to sidewalk, curbing, paved areas, parking areas, or impervious areas at 3201 West Front Street, Chester, PA, pursuant to the Plan prepared by CHA Consulting, Inc. dated April 28, 2026, 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 thirty (30) 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 _____ day of _____, 2026

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: Delaware County Regional Water Quality Control Authority

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 July 1, 2026, 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 improvements 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 improvements.

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. 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 502.A of the Subdivision and Land Development Ordinance, to permit the application to be reviewed as a combined Preliminary/Final Subdivision and Land Development Plan in lieu of separate Preliminary and Final submissions.
Granted ✓____ Denied _____