**COUNCIL CHAMBERS**
**OCTOBER 14, 2026**

**MEETING OF THE**
**COUNCIL OF THE CITY OF CHESTER**

A regular meeting of the Council of the City of Chester was held on the above date at 10:03am with Deputy Mayor West presiding. A prayer was said by **Chaplain Kendon Gibson, Founder Bishop and Servant Leader of Worship and Praise Life Center, Chester PA** followed by the Pledge of Allegiance. The roll was called and the following were present:

Tameka Williams
Fred Green
Shy'Quan Davis
Deputy Mayor Portia West
Mayor Stefan Roots **(Absent)**

On motion of Councilor Green, seconded by Councilor Williams, the minutes of the previous meeting **(September 23, 2026)** was approved. The following vote was taken: Yeas: Williams, Green, Davis, Deputy Mayor West. Nays: 0.

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

**Livia Smith says Ordinance B-10 and Ordinance B-11, what do they mean in layman's term.**

**Paul Fritz, Director of Planning and Zoning says for B-10 is some amendments to the Zoning Ordinance and it's really targeted to making new housing easier in the City.**

**Tom Moore, Chief of Staff says B-11 is we have a Section 902 Grant that is (inaudible) of the Department of Environmental Protection that's part of recycling reimbursement. We didn't have a definition of community activities. This includes the definition of community activities. This will make us compliant with all of DEP requirements so that we can get that Section 902 Grant.**

**OLD BUSINESS/NEW BUSINESS**
**NONE**

**The City Clerk proceeded with the reading of the Ordinances.**

**BILL NO. 10**
**ORD.__, 2026**

**AN ORDINANCE**
**FIRST READING**

**AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE CITY OF CHESTER, TITLE THREE, TITLED "ZONING ORDINANCE" CHAPTER 550, TITLED "ZONING" TO AMEND §550-7, TITLED "ZONING DISTRICTS", §550-15, TITLED "ALLOWED USES IN PRIMARILY NONRESIDENTIAL DISTRICTS", §550-20, TITLED "DIMENSIONAL REQUIREMENTS", §550-44, TITLED "ADDITIONAL REQUIREMENTS FOR SPECIFIC**

**PRINCIPAL USES", §550-71, TITLED "REQUIRED NUMBER OF OFF-STREET PARKING SPACES", AND §550-72, TITLED "GENERAL REGULATIONS FOR OFF-STREET PARKING", AND §550-74, TITLED "OFF-STREET LOADING", TO REDUCE SELECTED ZONING BARRIERS TO HOUSING REUSE, INFILL DEVELOPMENT, MIXED-USE RESIDENTIAL DEVELOPMENT, AND ADAPTIVE REUSE; REPEALING PRIOR INCONSISTENT ORDINANCES, RESOLUTIONS, AND PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

On motion of Councilor Green, seconded by Councilor Williams, Bill No. 10 was passed on its **First Reading**. The following vote was taken: Yeas: Williams, Green, Davis, Deputy Mayor West. Nays: 0.

**BILL NO. 11**
**ORD. __, 2026**

**AN ORDINANCE**
**FIRST READING**

**AN ORDINANCE OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, AMENDING SECTION 470-30 ENTITLED "DEFINITIONS" OF ARTICLE 470 ENTITLED "RECYCLING" OF THE CODIFIED ORDINANCES OF THE CITY OF CHESTER, 1978, AS SUPPLEMENTED AND AMENDED, TO ADD A DEFINITION FOR "COMMUNITY ACTIVITIES"; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH.**

On motion of Councilor Green, seconded by Councilor Williams, Bill No. 11 was passed on its **First Reading**. The following vote was taken: Yeas: Williams, Green, Davis, Deputy Mayor West. Nays: 0.

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

**RESOLUTION - 124**

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

1. Geraldine Dickerson, 1027 Parker Street
2. Emily Mickens, 732 Jeffrey Street
3. Steven Earl, 38 Worrell Street
4. Aseem Davis (c/o Rashada Calhoun), 113 W. 22nd Street
5. Joseph K. Bradley, 2218 A Crosby Street
6. Charles Fitzgerald, 1009 McDowell Avenue

**WHEREAS,** after a thorough investigation by the Department of Public Works, it has been determined the aforementioned individuals have met all of the required criteria and have a need for said handicap parking zone.

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

That it does hereby authorize the proper City officials to install a handicap parking zone in the 1000 Block of Parker Street; in the 700 Block Jeffery Street; in the Unit Block of Worrell Street; in the 100 Block of West 22nd Street; in the 2200 Block of Crosby Street; and in the 1000 Block of McDowell Avenue, in the City of Chester.

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

**RESOLUTION – 125**

**A RESOLUTION OF THE CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL APPROVAL TO TRISTATE ISLAMIC BURIALS FOR ITS PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN TO CONSOLIDATE FIVE EXISTING PARCELS INTO ONE LOT, RENOVATE THE EXISTING BUILDING FOR USE AS AN ISLAMIC WASHING/PREPARATION FACILITY, CONSTRUCT AN OFF-STREET PARKING**

**AREA, AND INSTALL RELATED SITE IMPROVEMENTS AT 716-718 WEST 2ND STREEET AND 715-719 MARY STREET, CHESTER, PENNSYLVANIA.**

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

**RESOLUTION – 126**

**WHEREAS,** the City of Chester is involved in the design of the Chester Creek Trail Connector project that will link the Chester Creek Trail with the East Coast Greenway to provide a safe transportation option for pedestrians and bicycle riders; and

**WHEREAS,** the City of Chester owns a piece of land approximately three acres in size along the Delaware River which is underdeveloped and landlocked which is located adjacent to this trail; and

**WHEREAS,** there is additional undeveloped privately-owned industrial land near the Delaware River; and

**WHEREAS,** the City is interested in undertaking a feasibility study to determine the possibility of developing this land into a waterfront park that will include environmental features and unobstructed views of the Delaware River; and

**WHEREAS,** the City of Chester is seeking funding to complete a feasibility study and community outreach; and

**WHEREAS,** the Coastal Zone Management grant requires one-to-one matching funds and the Riverfront Alliance of Delaware County, National Wildlife Federation, in-kind staff time and other sources of non-City funding are available for his match.

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

That it does hereby authorize the submission of a Coastal Zone Management grant in an amount not to exceed $50,000.00 for the Project.

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

**RESOLUTION – 127**

**WHEREAS,** the City of Chester made a Request for Proposal (RFP #2024-005) for the Chester Creek Clean Ways ARPA Project, with responses due on October 27, 2024; and

**WHEREAS,** Chester City Council approved at a regularly scheduled Council meeting on January 8, 2025, to enter into an agreement with Browdel Maintenance in the amount of $76,834.00, for the Chester Clean Ways ARPA Project; and

**WHEREAS,** to remain in compliance with the requirements of the ARPA funds, both parties have mutually agreed to an early termination of the Agreement.

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

That it does hereby ratify the Termination and Mutual Release Agreement with Browdel Maintenance, ending the original Agreement for the Chester Clean Ways ARPA Project effective 11:59PM, October 31, 2026.

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

**RESOLUTION – 128**

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

That it does hereby ratify a Letter of Agreement with the County of Delaware Workforce Development Board to provide $13,200.00 reimbursement funding, for EMT training of six (6) fire cadets attending the Harrisburg Area Community College's Career Fire Academy beginning October 1, 2026, and ending June 30, 2027.

**FURTHER,** said agreement is contingent upon final approval of the City Solicitor.

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

**RESOLUTION – 129**

**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-Safe and Healthy Homes Program to improve the health outcomes of children in Chester by assessing homes for lead risks and remediating lead hazards; and

**WHEREAS,** on August 12, 2026, City Council authorized the advertisement of a Request for Information (RFI) through PennBid, soliciting responses from firms providing staffed Pennsylvania-certified lead inspection risk assessment professional services to support the Lead-Safe and Healthy Homes Program administered by the Chester Bureau of Health; and

**WHEREAS,** the City of Chester received eight (8) responses by the 5:00 PM submission deadline on August 31, 2023, and the responses were thoroughly reviewed and evaluated in accordance with the requirements of the RFI, resulting in the selection of the four (4) firms to advance to the contract negotiation and development phase.

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

That it does hereby authorize the advancement of the following four (4) firms to the contract negotiation and development phase for the provision of lead inspection and risk assessment professional services in support of the Lead Safe and Healthy Homes Program administered by the Chester Bureau of Health, under an initial one-year term contract with an option to renew for a second and third year, subject to satisfactory performance and written approval by the City:

1. Arc Environmental, 1311 Haubert Street, Baltimore MD 21230
2. Bay Hill Environmental, 2060 Fairfax Ave, Cherry Hill NJ 08003
3. Synertech Environmental, LLC, 228 Moore Street, Philadelphia PA 19148
4. Brightfields, Inc., 801 Industrial St., Wilmington DE 19801

**FURTHER,** resulting contracts are contingent upon final review and approval of the City Solicitor.

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

**REPORTS**

**NONE**

**PRESENTATIONS**

**Amanda Johnson, CEDA Program Specialist - (see Attachments #1, #2, and #3) *Along with attachment #2 they will be doing community development projects in the Grace Manor Area (Memorial Park to Booth Street from 4th Street to 9th Street). So, if you live in that area please reach out to me at 610-447-7793.**

**Deputy Mayor West – Ny'Ques Farlow Davis Presentation (see Attachment #4)**

****Deputy Mayor West reads (see Attachment #5)**

## Public Comment

**Corey Lewis says** I was reading something from one of the City Council Meetings where Council approved the sale of the hotel Best Western to Widener University. As we know Chester is a bankrupt City and the tax base is necessary in order to take Chester (inaudible) bankruptcy into a City that is not bankrupt. Widener University is a non-profit. So, any property that Widener University owns they won't pay taxes on it. So, I would ask City Council to maybe orchestrate or develop a Board or some type of Committee to come up with a pilot program for Widener University to start paying some type of taxes to the City of Chester. I'm also asking City Council to look into expanding that anti-displacement program to help the low-income residents with the burden of taxes that are becoming outrageous.

**Bishop Fletcher says** since COVID hit our City, a lot of Churches were unable to recover (ex. Membership and repairs). I'm trying to find out from City Council with the money that is coming into the City is there going to be any grants or extensions for Church repairs? If there is I'd like to know how to apply for it and what I need to do.

Tom Moore, Chief of Staff says there is no existing grant program that we have or source of capital that we would be able to access to fund those types of renovations.

**Susan Dennis says** I need some clarity on R-126 of the Coastal Zone Management Grant.

Tom Moore, Chief of Staff says that is for an application to be submitted to Coastal Zone Management to undertake a feasibility study where the William Penn Monument was located. The City owns that property. We're also in communication with the adjacent private property owner. So, we're looking to develop a waterfront park to kind of connect with Penn Street, the William Penn Monument to the Waterfront. This will be the first step of the process of getting the feasibility study.

Ms. Dennis says recycling…I thought they were going to get it right but they still haven't. I've come to the conclusion that whenever they have a driver and one person on the truck that they put everything together. They co-mingle the trash and the recycling.

Deputy Mayor West says there are problems on both ends. I see it from Residents co-mingling and the vendor co-mingling. We have been discussing that with Andrew Hayman, the Public Works Director and Melba Rothwell, Recycling Coordinator. We are having meetings with the Vendor.

**Livia Smith says** trash…they drop the trash too and they leave it in the alley. Tree limbs…People have them in their bags. When does the City pick them up because the trash people do not pick them up? That pile going out of Chester on Providence Avenue with those big tree trunks are still there. There are trees growing in those tree trunks. Parks…those 100-year-old trees are falling and who is going to pick up those limbs? Who is going to tear down those old trees that is going to cause a problem? I just don't want them to fall on those Children in the neighborhood. R-129…how much was that contract for those lead inspections to take place?

Tom Moore, Chief of Staff says $350,000.00 Grant from the EPA, $997,250.00 from the William Penn Foundation and $4,398,296.30 from HUD.

**Alton Loper says** can we do something with 9th Street. I know it's a State Highway. My house has been hit 6 times at the intersection of 9th & Lincoln. No one has come to clean up the tree limbs/car parts on the sidewalk from that accident other than moving the cars. 9th & Lincoln needs a traffic control signal.

Councilman Green says to Andrew if he can have someone go out there and clean up the tree limbs and the car parts from the accident.

**Brown Williams says** which Council person cover inspections. An Inspector stopped a Person from painting their doors and doing work around their house. I never heard that before. 3rd Street has holes and all over the City. Trash…they won't pick up your trash if it's in a black bag. They don't clean up after they drop the trash.

**Nasir Jihad says** more info on R-125.

Paul Fritz, Director of Planning and Zoning says it's an Islamic Balmic Washing Facility. There is no burial on the property.

***Councilwoman Williams says Chief can you speak about the ARPA Funds that are going to be used to come back to get the additional trash Residents may have.**

**Tom Moore, Chief of Staff says R-127. We recognized that the trash issue is an ongoing matter. They got two trucks and workers supporting the Public Works Department going out and picking up trash if anything is left behind and anything that is not containerized which Casella is under contract to pick up. To have that additional trash picked up they would have to call the Public Works Department.**

**Michael Lewis says** Deshong Park…there is a landfill of trash bags. Although a County issue not a Park it's a property. What can we do because it's an environmental issue? If you can find a way to come together…meet with the County. It's despicable. Chester Fashion Week **(see Attachments #6 and #7).**

**Antonio Hunter says (see Attachment #8).**

**Gilda Colder says** some of these homeowners…renters are Section 8 and if it's possible that you can contact those Owners of the residences. They are destructive to the neighborhoods. It's the upkeep. There is a vacant house from where people had moved out and they had left all this debris there.

**Karla Beaver says** the 300 Block down to the 800 Block of W. 9th Street where we have out growing trees/bushes and stuff onto the sidewalk and people have to walk out in the street and also at the corner of 9th & Parker. At 9th & Butler at the bus stop someone put two green totes out there I guess for trash but it's an eye sore. A trash can will be more sufficient.

**Amin Abdul Salim says** too much missing of something necessary. It's important to roll up our sleeves and get to work. Rolling up the sleeves (inaudible) important things of life. Iman says we have to research our faith to do what we need to do to rebuild our life back (inaudible).

## MAYOR AND COUNCIL REMARKS

**NONE**

There being no other business to come before Council, the meeting was adjourned at 11:30am.

Respectfully submitted,

**OCTOBER 14, 2026**

Candice Newsome, City Clerk