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Borough Council Meeting
January 15, 2025 @ 6:30 PM

Patrick McCoy, President	Member, 1 st Ward	Term Expires: 12/31/25
Nicole Scimone, Vice President	Member, 4 th Ward	Term Expires: 12/31/27
Bryan Travis	Member, 2 nd Ward	Term Expires: 12/31/27
Brian McGinnis	Member, 3 rd Ward	Term Expires: 12/31/25
Sheila Vaccaro	Member, 5 th Ward	Term Expires: 12/31/25
Bernie Flynn	Member, 6 th Ward	Term Expires: 12/31/27
Lisa Dorsey	Member, 7 th Ward	Term Expires: 12/31/25

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Public Hearing @ 6:30 PM

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 3, TITLED "ADMINISTRATIVE CODE" OF THE CODE OF THE BOROUGH OF WEST CHESTER, SPECIFICALLY SECTION 3-38.U(3), TITLED "TRANSPORTATION ADVISORY COMMITTEE (TAC)" TO REQUIRE A MAJORITY OF THE MEMBERS TO BE BOROUGH RESIDENTS AND ONE MEMBER TO BE ON THE COMMITTEE TO REESTABLISH RAIL SERVICE TO WEST CHESTER.

Borough Council Meeting:

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements:
 - A. Announce the vacancy on the West Chester Borough Planning Commission (Borough residency requirement); and, the Civil Service Commission, alternate position (Borough residency requirement)
 - B. Announce the newly formed Transportation Advisory Committee will meet the second Tuesday of each month
 - C. Announce the purpose of the January 15, 2025 Executive Session
- IV. Comments, suggestions, petitions by residents in attendance regarding items that are not on the agenda (*Please be advised that all public comment has a 5-minute time limit.*)
- V. Comments by the Borough Council and the Mayor
- VI. Reports/Presentations:
 - A. Borough Manager's Report for 2024
- VII. Old Business:

A. Motion to appoint the membership terms to the TAC members (attachment)

Issue: Appoint members to staggering two and three year terms in accordance with the recommendation from the Transportation Advisory Committee

Three Year Term: Laura McClaine; Patricia Shields; John O'Brien; and, *Two Year Terms:* Ray Ott; Jim Wylie

B. Motion to appoint a position to the West Chester Library Board to fill a vacant seat

Board/Commission/Committee	Name
West Chester Library Board	Denise Polk – Resident Norman Crandel - Resident

C. CONSENT AGENDA

1) Motion to approve revising Borough Council Committee Meetings/May Meeting Date

Issue: Motion to schedule the Finance Committee Meeting to begin at 5:30 PM; the Public Safety Committee Meeting to begin at 6:00 PM; and, the Smart Growth Meeting to begin at 6:30 PM; and, schedule the May 2025 Borough Council meetings to May 21st and May 22nd.

2) Motion to approve the amendments to Rules and Procedures of Borough Council (attachment)

Issue: Remove the requirement for new items to be discussed twice in Committee prior to action; and, reinstate struck language regarding filling positions and vacancies

3) Motion to Appoint Borough Engineers, Planning Consultant, Independent Auditor, and Solicitor/ legal counsel

Issue: Chapter 3-19 C and 3-28 of the Administrative Code governs the appointment of these positions.

Legal Services

- a) Buckley Brion McGuire Morris (Borough Solicitor)
- b) Siana Law (Conflict Counsel for Land Development)
- c) Wetzal, Gagliardi, Fetter & Lavin (Zoning Hearing Board Counsel)
- d) Obermayer Rebmann Maxwell & Hippel LLP (Employment Law Counsel)
- e) Bellwoar Kelly (Conflict Counsel for Land Development)
- f) Maine Leinhauser (Civil Service Commission Counsel)

Engineering Services

- a) Pennoni (Borough Engineer)
- b) Remington and Vernick (Stormwater and Traffic Engineering)
- c) BCM/Atlas (Wastewater Treatment Engineering)

Planning

- a) Thomas Comitta Associates Inc

Audit

a) Maillie LLP

- 4) Motion to approve Connection Management Plan and Corrective Action Plan for submittal to PADEP (attachments)

Issue: To comply with Title 25 PA Code Chapter 94.21(a)(3) concerning sewerage facilities overloads.

- 5) Motion to approve contract for purchase of recycle truck (attachment)

Issue: Approval for new recycle truck

- 6) Motion to direct the Solicitor to attend Zoning Hearing – 236 W. Barnard Street (attachment)

Issue: The applicant is appealing Zoning enforcement action regarding student home.

- 7) Motion for no Solicitor attendance at the Zoning Hearing – 323 W. Biddle Street (attachment)

Issue: The applicant requests variance relief for building within the rear yard setback.

- 8) Motion to approve HARB Certificates of Appropriateness (attachment)

- a. 2024-52 - 144 W. Market St/Sign
- b. 2024-53 – 236 W. Gay St/Window Replacement

Issue: Review and approve December HARB Certificates of Appropriateness

- 9) Motion to approve contract with Building Inspection Underwriters of Pennsylvania and appoint Kyle Bendler, BCO, as Assistant Building Code Official and Assistant Zoning Officer. (attachment)

Issue: Motion to approve agreement for an Assistant Building Code Official and Assistant Zoning Officer

- 10) Motion to direct Solicitor to amend Chapter 66, *Housing and Property Maintenance, 1000.2 Definitions, Residential Rental Dwelling Unit* (attachment)

Issue: Discuss rental permit requirements relative to rental property occupancy

- 11) Motion to approve purchasing requests (attachments):

- a. Atlantic Heavy Duty for \$313,045.02
- b. Civic Plus for \$12,420.00
- c. Granicus for \$19,256.48
- d. OpenGov for \$28,614.96
- e. Usalco for \$12,540.00
- f. Lewis Environmental for \$11,473.75

Issue: Review and recommend the approval of purchase orders exceeding \$10,000

12) Approve the Minutes of the December 17th and December 18th, 2024 Borough Council Meetings

XII. New Business:

XI. Other Business:

X. Adjournment