



Borough Council Meeting Work Session
July 14, 2026 @ 6:30 PM
This meeting is recorded for public record.

Nicole Scimone, President	Member, 4th Ward	Term Expires: 12/31/27
Bernie Flynn, Vice President	Member, 6th Ward	Term Expires: 12/31/27
Bryan Travis	Member, 2nd Ward	Term Expires: 12/31/27
Brian McGinnis	Member, 3rd Ward	Term Expires: 12/31/29
Stephen Marvin	Member, 5th Ward	Term Expires: 12/31/29
Lisa Kearns	Member, 7th Ward	Term Expires: 12/31/29
Jerome Szczepaniak	Member, 1st Ward	Term Expires: 12/31/29

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Borough Council Meeting:

I. Call to Order

II. Pledge of Allegiance

III. Announcements

A. Announce the July 15th, 2026 @ 6:30 PM Public Hearing:

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the code of the Borough of West Chester, Chapter 112 titled “Zoning” to amend Section 112-202 to add definitions for data center, data center accessory use, data center campus and sensitive receptor; Section 112-304.c to allow data center and data center campus as uses permitted by conditional use in the industrial district; Section 112-311 to add area and bulk regulations for data center and data center campus; to add a new Section 112-917 titled “data center and data center campus” to add regulations applicable to data centers and data center campuses.

B. Announce August 19, 2026 @ 6:30 PM Public Hearing:

An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, amending the Code of the Borough of West Chester, Chapter 112 titled “Zoning” to amend Section 112-202 to amend the definition for retail store or shop and to add a definition for tobacco store/smoke shop; Section 112-304.c to add a tobacco store/smoke shop as a use permitted by Conditional Use in the TC Town Center and CS Commercial Service districts; and to add a new Section 112-917 to adopt regulations for tobacco store/smoke shops. (attachment)

C. The West Chester Borough is participating in a friendly “Food Fight” with East &

West Bradford Townships from July 1st to August 31, to collect non-perishable food items. Collection site is in the lobby at West Chester Borough Hall. (see attachment)

D. Announce the America 250 Event: August 2 from 4 - 8 PM., Downtown West Chester - Gay St - Matlack St. Please see the attached flyer or our website for additional information

E. Employee acknowledgments on years of service:

1 year: Ahmir Lawrence, Aaron Flook

5 years: Wendy Mecke

20 years: Keith Mooney

IV. Comments

Comments, suggestions, petitions by residents, taxpayers and visitors in attendance regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.

V. Reports/Presentations

A. 2025 Draft Financials- Christopher Fratinardo, Manager, Maillie

VI. Old Business

A. Approve the June 16 and 17, 2026 Borough Council Meeting Minutes

VII. New Business

A. Public Works Committee

1) Motion to approve resolution to amend the fee schedule to increase the cost of the recycling bins from \$15 to \$17 (attachment)

Issue: the Borough is not covering the cost to produce the bins at \$16.05 per bin

Committee Recommendation: 3-0

2) Motion to approve the NexGen renewal contract for providing general maintenance and emergency work for the heating and air conditioning systems. (attachment)

Issue: NexGen is a specialized vendor for maintenance of the heating and air conditioning units at Borough Hall, Public Works, Bicentennial Garage, Library, and the Wastewater plants.

Committee Recommendation: 3-0

3) Motion to approve the award for the elevator repair proposal; and, approve the purchase order for the Chestnut Street Garage, to Code Elevator in the amount of \$15,850.00 (attachments)

Issue: Repair the counterweight sheaves in elevator. * Purchase order on the Finance Agenda was listed with the incorrect vendor and cost

Committee Recommendation: 3-0

B. Public Safety Committee

- 1) Motion to approve an Ordinance to prohibit the Sale, Manufacture & Public Use of Kratom, Kratom-Derived Products and Concentrated 7-OH Substances; and, schedule a Public Hearing on August 19, 2026 (to become effective 60 days from date of enactment). (attachment)

Committee Recommendation: 3-0

- 2) Motion to approve Special Event Applications (SEAs) (attachments)
Issue: Approve Special Event Permits
Mount Carmel Block Party - (E Miner St b/w Bolmar & Poplar) - 7 25 2026
Set up 8 am - 12 pm; Event 12-4 pm; Breakdown 4-5 pm

Committee Recommendation: 3-0

- 3) Motion to approve request from the Domestic Violence Center of Chester County to hang ribbons in downtown West Chester; and, approval to hang ribbons along Church and High Streets along the WCU campus for the month of October
Issue: Approval for ribbon hanging in the West Chester Borough

Committee Recommendation: 3-0

C. Parking Committee

- 1) Motion to direct the Solicitor to prepare an amendment to Chapter 104: Vehicles and Traffic; and, schedule a Public Hearing on August 19, 2026 (attachment)
Issue: Update Chapter 104 ordinance with Committee recommendations.

Committee Recommendation: 3-0

- 2) Motion to approve Resolution updating handicapped parking properties throughout the Borough. (attachment)
Issue: Issue: Update to include and remove properties throughout the Borough.

Committee Recommendation: 3-0

D. Finance & Revenue Committee

- 1) Motion to consider establishing a public safety tax
Issue: Discuss adding a public safety tax

Committee Recommendation: 3-0

- 2) Motion to approve grant resolution for PA DCED Multimodal Transportation Fund application for the Adams and Nields Street Road Rehabilitation Project (attachment)
Issue: Public resolution required for applications

Committee Recommendation: 3-0

- 3) Motion to approve Budget Modification# 2026-5 for playground equipment at Horace Pippin Park and Parking Garage Capital Project.
Issue: Recreation capital expense for Horace Pippin was approved in 2025, and project was completed in 2026. The project expense was not budgeted for in 2026. Reallocate funds from various line items within the Parking Fund budget to complete necessary

repairs.

Committee Recommendation: 3-0

- 4) Motion to approve purchasing requests (attachment):
Issue: Review and recommend the approval of qualifying purchase orders
 - i. Nexgen Automation for \$39,870.00
 - ii. Eagle Contracting for \$23,753.33
 - iii. Code Elevator for \$15,850.00

Committee Recommendation: 3-0

E. Smart Growth Committee

F. Administration, Communication & Technology Committee

- 1) Discuss increasing Borough Council/Mayor Compensation (attachment)

Committee Recommendation: 2-1 for \$1,000 increase the next election cycle; and, \$1,000 increase the next (two-year) election cycle for both Borough Council and the Mayor

- 2) Motion to approve endorsement of legislative bills in PA House and Senate; and, letters of support to Representatives Pielli and Senator Comitta (attachment)

Committee Recommendation 3-0 to approve with the exception of House Bill 1318

- 3) Motion to approve cable franchise agreement with Comcast (attachment)

Committee Recommendation 3-0

- 4) Discuss conducting hybrid Borough Council Meetings

Committee Recommendation 2-1 for further discussion

VIII. Other Business

IX. Adjournment

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.