



Borough Council Meeting Voting Session
November 19, 2025 @ 6:30 PM
This meeting is recorded for public record.

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

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Borough Council Meeting:

I. Public Hearings

- A. 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 112-602.P REGARDING PARKING AREAS FOR THREE OR MORE VEHICLES.

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 112 OF THE CODE OF THE BOROUGH OF WEST CHESTER, TITLED, “ZONING”, SPECIFICALLY SECTION 112- 202, TITLED DEFINITIONS, TO ADD DEFINITIONS OF “ALLEY” AND “UNIFIED RESIDENTIAL DEVELOPMENT; SECTION 112-304, TITLED PERMITTED USES, TO ADD UNIFIED RESIDENTIAL DEVELOPMENT AS A PERMITTED PRINCIPAL USE BY RIGHT IN THE TC TOWN CENTER DISTRICT; TO AMEND FOOTNOTE 1 IN SECTION 112-304.A; AND TO ADD A NEW SECTION 112-916 TO ADD STANDARDS FOR UNIFIED RESIDENTIAL DEVELOPMENT.

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 112 OF THE CODE OF THE BOROUGH OF WEST CHESTER, TITLED, “ZONING”, SPECIFICALLY TO AMEND SECTION 112-309.B TO REVISE THE DIMENSIONAL REQUIREMENTS IN THE TC TOWN CENTER DISTRICT.

- B. ADOPTION OF THE BOROUGH OF WEST CHESTER 2026 BUDGET

II. Call to Order

III. Pledge of Allegiance

IV. Announcements

A. Announce the vacancies on the Boards/Commissions/Committees:

1. Historical Commission
2. Human Relations Commission
3. Planning Commission
4. Public Arts Commission
5. Recreation Commission
6. Reestablish Rail Service to West Chester
7. Tree Commission
8. West Chester Community Campus Committee
9. West Chester Library Board
10. Zoning Hearing Board - Alternate

A detailed description of the West Chester Borough Boards/Commissions/Committees can be found in Chapter 3, *Administrative Code*: <https://ecode360.com/6467697#6467697> - Article VIII, *Boards and Commissions*

- #### B. The Borough will be collecting canned goods to benefit the West Chester Food Cupboard at Borough Hall during business hours. Please stop by to contribute. More information can be found on the Borough website.

C. Announce the purpose of the November 19, 2025 Executive Session

V. 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.

VI. Comments by the Borough Council and the Mayor

VII. Reports/Presentations

VIII. New Business

IX. Old Business - Discussion

- #### A. Motion to approve lifting on-street, lots and garage parking fees for Black Friday/Small Business Saturday

X. Old Business - Consent

- #### A. Motion to approve the five-year legal agreement between the West Chester Business Improvement Authority and the Borough of West Chester (attachment)
- #### B. Motion to approve the October 14 and 15, 2025 Borough Council Meeting Minutes

- C. Motion to create America 250 Committee to help plan Borough events for the 2026 semi quincennial (attachment)
Issue: Create a committee to assist with events
- D. Motion to approve resolution for sewer connection and capacity policy Goose Creek Wastewater Treatment – restricted flow area (attachment)
Issue: Review and approve Resolution
- E. Motion to schedule a Public Hearing on December 17, 2025 to adopt the 2026 Tax Ordinance; and, a Motion to schedule a Public Hearing to adopt the 2026 sewer tax rates
- F. Motion to approve purchasing requests (attachment):
1. Butts Tickets for \$24,000
 2. Portnoff for \$10,366.16
 3. Univar Solutions for \$13,500.00
 4. Usalco for \$15,280.00
 5. Munibilling for \$19,020.00
- Issue: Review and recommend the approval of qualifying purchase orders*
- G. Motion to approve a Resolution for application to the DCED Local Share Account grant program, for Phase II of the Gay Street Closure Project (attachment)
Issue: Review and approve Resolution for Phase II of the Gay Street Closure Project
- H. Motion to approve purchase order for DP Brown - \$19,976.88 (attachment)
Issue: Purchase Block Barrings - Taylor Run
- I. Motion to approve Special Event Permit – Stanley's Dream – 5K Race; January 1, 2026 (Attachment)
Issue: Review Special Event Application
- J. Motion to direct the Solicitor to prepare an amendment to Chapter 112-702 - Sign Regulations; and, schedule a Public Hearing on February 18, 2026. (attachment)
Issue: Discuss amendment to allow HARB to substitute appropriate materials
- K. Motion for no Solicitor attendance at the Zoning Hearing Board (attachment)
304 W. Lafayette St-Seeking relief from 112-602.L. parking requirement
- L. Motion to approve HARB applications (attachment)
Issue: Consider a Motion to approve the September HARB Certificate of Appropriateness
- i. 2025-32: 34 S. High St-Sign
 - ii. 2025-33: 123 N. Church St-Exterior renovation

M. Motion to reappoint the following Boards/Committee/Commissions Members:

Brian Forgue	BID
Michael Reese	BID
Michael Galey	BID
Adam Wetzel	BID
Malena Martinez	BID
Scott Zukin	BID
Thomas Dougherty	HARB
Tom Clark	HARB
Carol Quigley	HARB
Christopher Lang	HISTORIC COMMISSION
Catherine Quillman	HISTORIC COMMISSION
Kordula Segler-Stahl	HISTORIC COMMISSION
Joe Ovelman	HUMAN RELATIONS
Christian Dubbs	HUMAN RELATIONS
Lance Nelson	LIBRARY
Deborah Enea	LIBRARY
Kelly Dungee	LIBRARY
Amelia Rayburn	LIBRARY
Ray Moran	PARKS
Joyce Neilan	PARKS
Allen Burke	PLANNING COMMISSION
Eric Wilcomes	PENSION COMMITTEE
Jo Ann Durako	PUBLIC ARTS
Leigh Green	PUBLIC ARTS
Sahara Widmayer	PUBLIC ARTS
Craig Blizzard	RAIL RESTORATION
Megan Fork	SUSTAINABILITY
Connie McEvoy	SUSTAINABILITY
Chris Knepp	SUSTAINABILITY
Sarah Mason Rogers	SUSTAINABILITY
Brandon Emig	TRANSPORTATION ADVISORY
Jeff Beitel	TREE
Dale Frens	TREE
Anne M. Carroll	ZONING HEARING

N. Motion to change the time of the December 16, 2025 Borough Council Meeting to

6:00 PM

Issue: Accommodate interviews for the Boards/Committees/Commissions

XI. Other Business

XII. 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.