



Borough Council Meeting Voting Session
March 18, 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. Public Hearings

- A. An Ordinance of the Borough of West Chester, Chester County, Pennsylvania, to require Borough Council approval prior to any participation by the West Chester Police Department in Immigration Enforcement authority under Section 287(g) of the Immigration and Nationality Act

II. Call to Order

III. Pledge of Allegiance

IV. Announcements

- A. Conditional Use Hearing: March 23, 2026 @ 6:30 PM
 To consider and possibly approve the conditional use application filed by West Chester University of the State System of Higher Education (“Applicant”). Applicant seeks conditional use approval pursuant to Section 112-314 of the Borough’s Zoning Ordinance for approval of the University Campus Plan which is dated January 2025 and prepared by Ewing Cole. The University Campus Plan is a master plan for proposed development of property owned by the University located in the Borough of West Chester and zoned Planned University Campus District. -
- B. SEPTA Community Open House - Present changes coming to the SEPTA bus routes in the neighborhood
 April 2, 2026 5:00 PM - 7:00 PM -Room #232 Borough Hall
- C. Announce the purpose of the March 18, 2026 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 make appointments to Committees and Commissions

Civil Service Commission, alternate (one vacancy)	Christian Dubbs
Tree Commission (one vacancy)	Michele DiCaprio
West Chester Community Campus (one vacancy) (Business Owner; Student Housing Permit Holder)	Christopher Feryo – Business Owner
West Chester Community Campus (one vacancy) (Business Owner; Student Housing Permit Holder)	Orazio Nastase - Student Housing Permit Holder
West Chester Community Campus (Business Owner; Student Housing Permit Holder)	Fran Orobono - Student Housing Permit Holder

B. Motion to approve extension of free parking time on-streets for Gallery Walks 2026, John O’Brien, ED of Downtown West Chester. (attachment)

C. Motion to approve free parking time on-street for 2026 Small Business Weekend, John O’Brien, ED of Downtown West Chester. (attachment)

Issue: Approve free parking on-street and in lots on November 27th and 28th, 2026 for Small Business Weekend.

D. Motion to approve changes to Chapter 104: Parking meter zones established. (104-47) (attachment)

Issue: There are time limits established within the Borough parking areas that need to be reviewed and updated.

X. Old Business - Consent

A. Motion to approve Downtown West Chester and West Chester Borough partnership – tree wells and planting proposal. (attachment)

Issue: review proposal for new tree wells in business district, funded by the BID

- B. Motion to direct Solicitor to prepare an amendment to Chapter 62 Garbage, Rubbish and Refuse tote quantities
Issue: Discuss amendments to the Ordinance
- C. Motion to approve Friends of Marshall Square Park (FOMSP) request to install a lockable, frost proof yard hydrant adjacent to the Lafayette Street steps. (Attachment)
Issue: The Friends have requested the installation of this hydrant to enable them to keep up with watering of plants/flowers/trees within the park as the current water source is on the opposite side of the park, near the fountain/restrooms. FOMSP to pay for install. (Recommended for approval by Recreation Commission pending AQUA meeting pit installation costs)
- D. Motion to approve Special Event Applications (SEAs) (attachments)
Easter Egg Hunt (Borough Event), March 28th
EmpowerU Uprising 5k (race only) April 18th
Helping Hands Amazing Race May 14th
Citizen’s March for Life June 6th
World Music Day (WCBID) June 21st
Turkey Trot 5k (WCBID) November 26th

Issue: Approve Special Events Permits
- E. Motion to approve free parking for the America 250 Special Event on August 2nd, 2026
Issue: Consideration of allowing for free parking for the America 250 Drone Show and festival on August 2nd.
- F. Motion to direct the Solicitor to prepare a draft Data Center Ordinance (attachment)
Issue: Consider directing Solicitor to prepare an Ordinance relative to Data Centers
- G. Motion to approve HARB applications (attachment)
Issue: Consider a Motion to approve the January HARB Certificate of Appropriateness (attachment)

1. 2026-05: 6 W. Market St-Roof replacement

- H. Motion to approve Budget Modification #2026-2 for salt purchases (attachment)
Issue: Additional purchases for salt and snow removal for Winter exceeded budget
- I. Motion to approve purchasing requests (attachment):
 - 1. All Seasons Landscaping for \$54,600.00
 - 2. Brandywine Valley SPCA for \$15,000.00
 - 3. Butts Tickets for \$36,180.00
 - 4. USALCO-Taylor Run for \$15,280.00
 - 5. USALCO-Goose Creek for \$10,230.00
 - 6. Chemical Equipment for \$33,677.10
 - 7. Colonial Parking for \$48,475.00

8. Mowery for \$17,400.00

Issue: Review and recommend the approval of qualifying purchase orders

- J. Motion to approve February 17th and 18th, 2026 Borough Council Meetings Minutes
- K. Motion to award bid to USALCO in the amount of \$279,298.60 for Aluminum Chloride Hydroxide Sulfate (attachment)
- L. Motion to consider bid award of soda ash at a unit price of \$504.95/ton for a total amount of \$201,980.00 for a two-year contract (attachment)

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.



February 25, 2026

Dear Council:

On Friday, May 1st and Friday, October 2nd, Downtown West Chester will be presenting the West Chester Gallery Walks. We host two Gallery Walks a year, one in the Spring and one in the Fall. These events are a celebration of our local art scene. Attendees will explore our art galleries and one-night show hosts, which are stores that host local artists for a special pop-up event. This event attracts thousands of people to West Chester and is essential to keep our galleries and local artists thriving.

We time these events to coincide with First Friday, which has free street-level parking throughout the Central Business District. That free parking currently starts at 5 p.m. We are asking that you allow free street-level parking to starting at 4 p.m.

We greatly appreciate your consideration of this request.

Thank you,

John O'Brien
Executive Director
West Chester Business Improvement District
137 N High St
West Chester, PA 1938
www.downtownwestchester.com



February 25, 2026

Dear Council:

I am writing to formally request that the Borough allow free street-level metered parking on Friday, November 27th, and Saturday, November 28th in support of “Shop Small Weekend”. Small Business Saturday is always the Saturday after Thanksgiving and in West Chester, we have expanded that to drive customers to shop locally all weekend. The focus of this event is encouraging customers to do their holiday season shopping locally at our amazing small businesses.

The Downtown West Chester appreciates the partnership we have with Council in helping our small businesses thrive and grow. This request is especially important for our retail sector who depend heavily on a strong holiday season sales performance.

Thank you for your consideration of this request.

Sincerely,

John O’Brien
Executive Director
West Chester Business Improvement District
137 N High St
West Chester, PA 1938
www.downtownwestchester.com

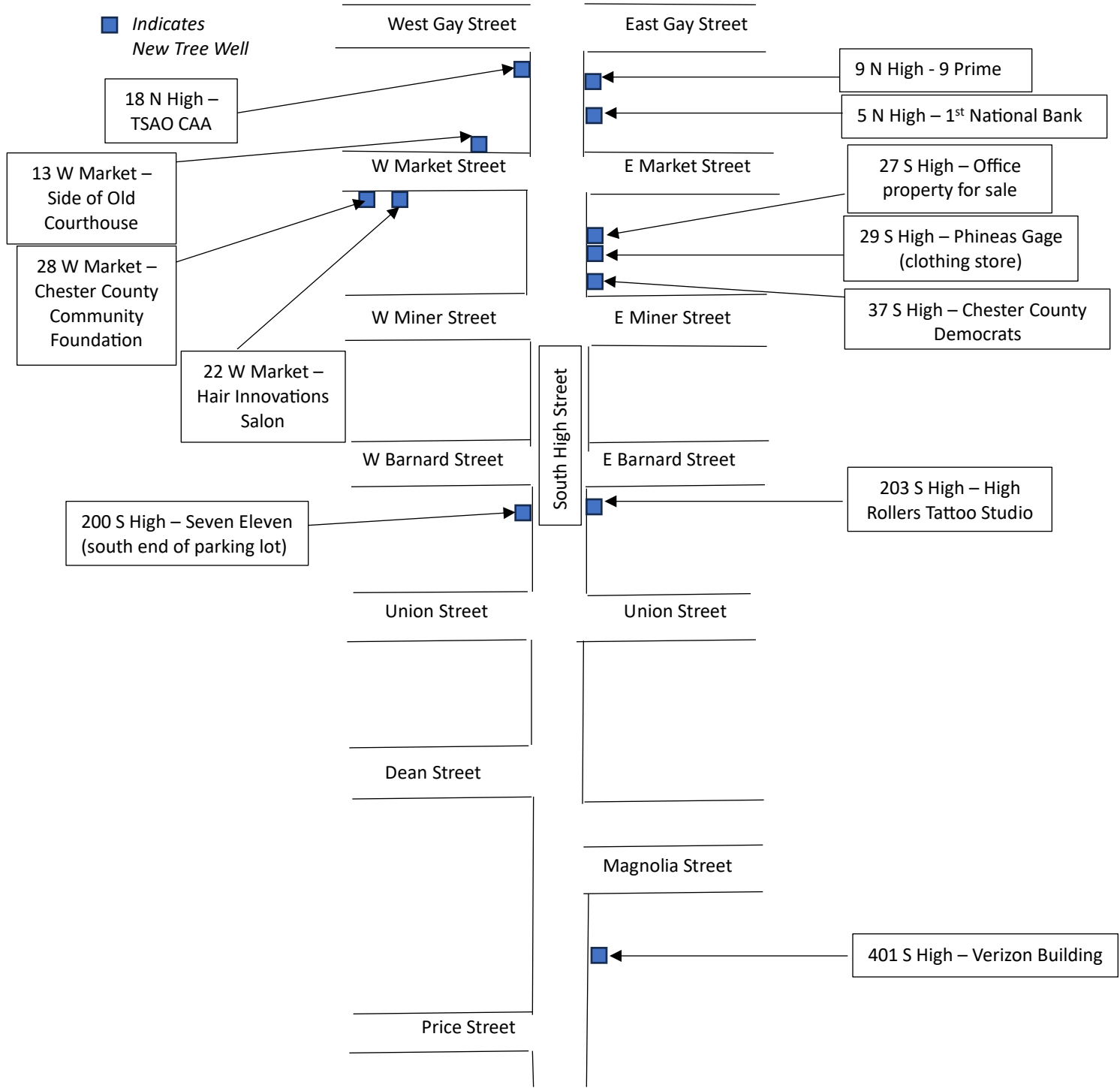


Borough of West Chester

Plan to Add New Tree Wells in the Business District

A Joint Project of the Business Improvement District & the Tree Commission

■ Indicates
New Tree Well



12 New 4 ft x 4 ft tree wells to be cut in the brick or concrete sidewalk. The Business Improvement District will fund cutting the tree wells. The Borough will fund planting trees in the tree wells

Project Information

Overview

- Twelve 4 feet by 4 feet tree wells are created by cutting existing concrete or brick siding.
- Locations are in the Business District selected by the Tree Commission and the Business Improvement District (BID)
- The project will occur coincident with the spring street tree planting.
- A placard celebrating America 250 will be placed at the new tree well/tree on the West Market Street sidewalk at the side of the Historic Courthouse

Description

- Prior to cutting Paonecall will mark any utility conflicts and in the event of utility conflicts, impacted location(s) will be moved accordingly.
- All tree wells are next to the street curb.
- Tree wells will not be located directly in front of building front doors.
- For new brick wells a 4 by 4 metal frame is placed inside the tree well to keep the adjacent bricks in place.
- New tree wells are filled with mulch until a new tree is planted to eliminate tripping hazards.
- The tree wells are in compliance with West Chester's sidewalk and curb ordinance paragraph 95-11 A(4).

Price

- All Seasons Landscaping will be contracted to cut these new tree wells. All Seasons was the 2025 tree planting contractor and did an excellent job.
- All Seasons' price is \$260 per tree well. The price is the same for concrete and brick sidewalks. The total tree well creation project cost is \$3,120.
- As a separate agenda item, Borough Council is requested approve awarding the 2026 tree planting contract to All Seasons Landscaping.

Funding

- The Business Improvement District has signed a Letter of Intent to pay the tree well project cost of \$3,120.
- The Business Improvement District will pay All Seasons Landscaping directly.
- Trees to be planted in the new tree wells will be from All Seasons tree planting contract and, thus, will be paid for by the Borough.

Borough Council Action Requested

- Tree well locations are in the public right of way and, thus, are the responsibility of the Borough of West Chester
- Borough Council is requested to approve creation of 12 new wells at the specified locations in the Business District.

New Tree Well Location Detail



Street Address

- 28 West Market Street

Tree Well Location

- To the right of the front door

Occupant

- Chester County Community Foundation

Property Owner

- Chester County Community Foundation

Sidewalk Type

- Brick

Tree Species to be Planted

- Accolade Elm



Street Address

- 22 West Market Street

Tree Well Location

- To the right of the front door

Occupant

- Hair Innovations

Property Owner

- Building West Chester LLC

Sidewalk Type

- Brick

Tree Species to be Planted

- Nuttall Oak



Street Address

- 13 West Market Street

Tree Well Location

- 20 feet west of High Street

Occupant

- Historic Courthouse

Property Owner

- Chester County

Sidewalk Type

- Brick

Tree Species to be Planted

- Yellow wood

Note

- A placard celebrating America 250 celebration to be placed at this tree.



Street Address

- 18 North High Street

Tree Well Location

- To the left of the front door

Occupant

- TSAO CAA Bubble Tea

Property Owner

- LOFAM Associates

Sidewalk Type

- Concrete

Tree Species to be Planted

- Amur Maackia



Street Address

- 9 North High Street

Tree Well Location

- To the right of the front door

Occupant

- 9 Prime

Property Owner

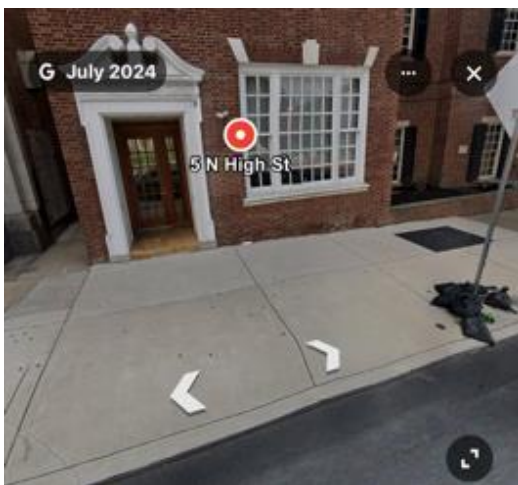
- WCTHG LLC

Sidewalk Type

- Concrete

Tree Species to be Planted

- Hackberry



Street Address

- 5 North High Street

Tree Well Location

- To the right of the front door

Occupant

- First National Bank

Property Owner

- First National Bank

Sidewalk Type

- Concrete

Tree Species to be Planted

- London Plane



Street Address

- 27 South High Street

Tree Well Location

- To the left of the front door

Occupant

- Property for Sale - Vacant

Property Owner

- Outdoor Shower LLC

Sidewalk Type

- Brick

Tree Species to be Planted

- Overcup Oak



Street Address

- 29 South High Street

Tree Well Location

- To the right of the front door

Occupant

- Phineas Gage

Property Owner

- 29 High Street LLC

Sidewalk Type

- Brick

Tree Species to be Planted

- Nuttall Oak



Street Address

- 37 South High Street

Tree Well Location

- To the left of the front door

Occupant

- Chester County Democratic Committee

Property Owner

- Chester County Democratic Committee

Sidewalk Type

- Brick

Tree Species to be Planted

- Silver Linden



Street Address

- 200 South High Street

Tree Well Location

- South end of the parking lot

Occupant

- Seven Eleven

Property Owner

- Southland Corporation

Sidewalk Type

- Brick (Photo is not current)

Tree Species to be Planted

- Service Berry



Street Address

- 203 South High Street

Tree Well Location

- To the right of the front door

Occupant

- High Rollers Tattoo Studio

Property Owner

- South West Chester Development Corp

Sidewalk Type

- Brick

Tree Species to be Planted

- Service Berry



Street Address

- 401 South High Street

Tree Well Location

- Middle of the block

Occupant

- Verizon

Property Owner

- Verizon

Sidewalk Type

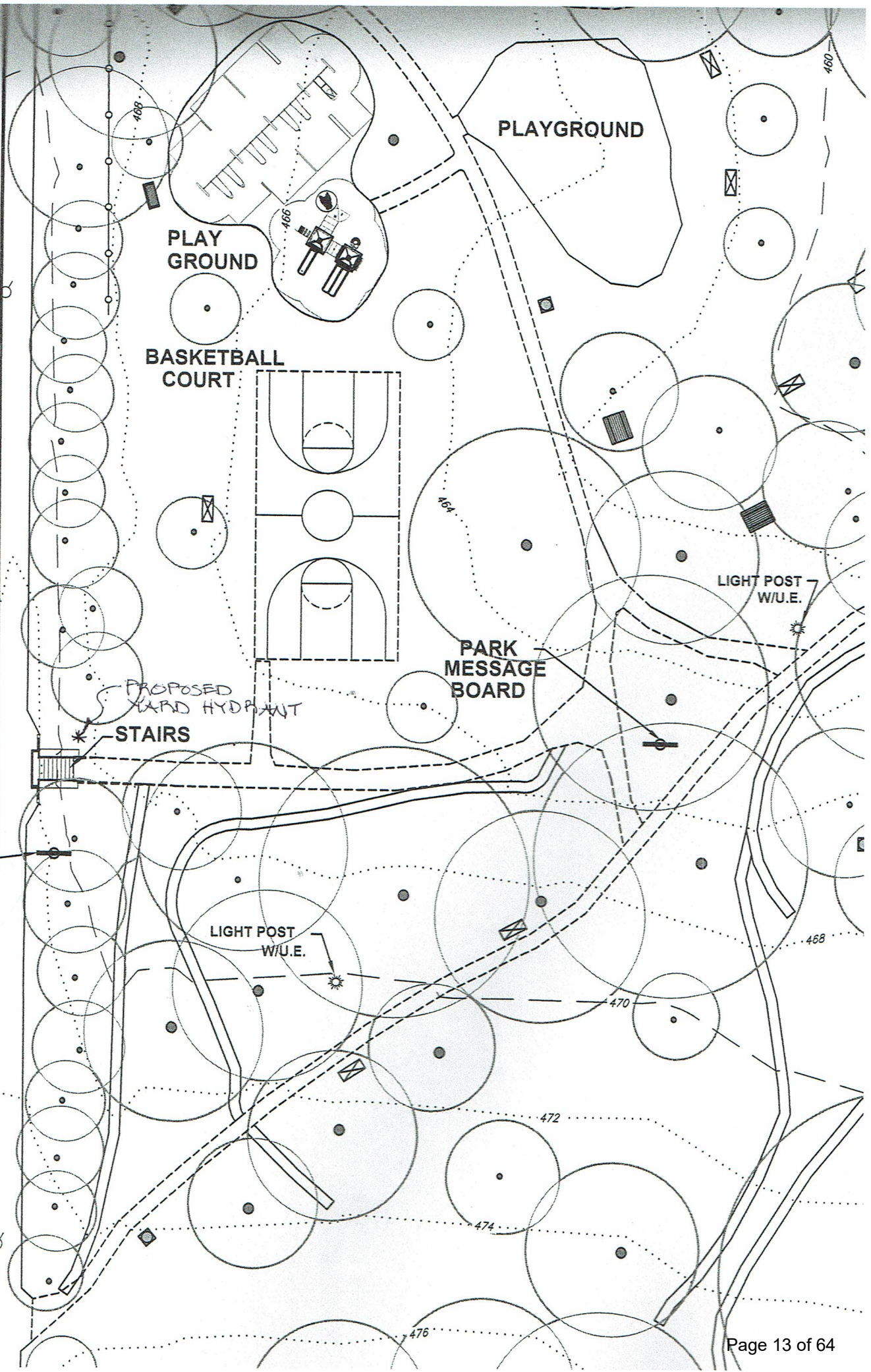
- Concrete

Tree Species to be Planted

- London Plane

N. MATLACK STREET

HISTORIC MARKER





Commercial Post/Yard Hydrants

COMPRESSION-TYPE POST HYDRANTS WITH 3/4" (19) OR 1" (25) CONNECTIONS



FIG. # 5960, 5961

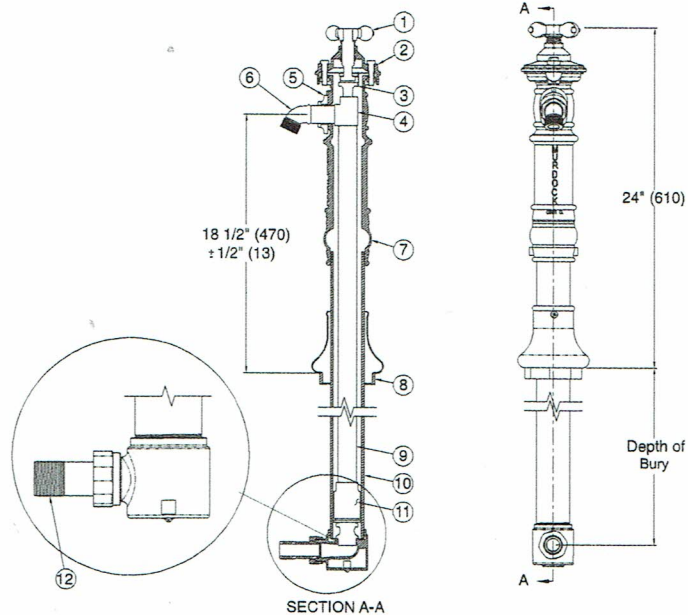
Compression-Type Non-Freeze Post Hydrant with Wheel Handle

FUNCTION:

Fig. 5960 or 5961 delivers year-round service outside or in unheated buildings. To provide freeze resistant functionality, the control valve is located below the frost line. Turning the handle raises or lowers the internal supply-line assembly, controlling the valve. Hydrant must be operated fully "on." Constructed of heavy red brass, premium-quality gray iron and steel, Fig. 5960 or 5961 is designed for trouble-free reliability and easy maintenance.

PRODUCT FEATURES:

- 3/4" (19) or 1" (25) bottom connection (available with N.P.T. tapping to connect to draw line).
- Constructed of heavy-duty red brass, quality gray iron and steel
- Freeze resistant
- Specify -BFH for Ball Check Valve and Vacuum Breaker
- Ideal for year-round service such as in parks, picnic areas, farms, or unheated buildings



- ① Handle & screw
- ② Top
- ③ Stirrup
- ④ Tee
- ⑤ Slide
- ⑥ 3/4" (19) or 1" (25) Hose Thread Brass Nozzle
- ⑦ Stock
- ⑧ Base
- ⑨ Inner Supply Pipe
- ⑩ Outer Casing
- ⑪ Valve
- ⑫ 3/4" (19) or 1" (25) Male NPT Brass Connection

NOTE: Dimensions shown in parentheses are in millimeters.

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 1/29/24 Date Payment(s) Received: _____

- YES N/A Completed and Signed Application
- Date of event/Event time/Set up/Breakdown
4/18/24 8:30am 7am - 11:30am
- Map of the Event or Location of the Event
- List of Streets to be Closed for the Event
na
- List of Borough Services requested - to be reviewed by West Chester Borough
WCPD
- Non-refundable application fee - may be cash, check, or money order
- Applicant's Certificate of Insurance
- West Chester Police Department Fees - required for runs
- List of Food Vendors with Chester County Health Department Licenses
- List of Sub-Contractors with Certificates of Insurance
- Proof of public transportation approval if public streets are to be closed
- Proof of notification to Good Fellowship Ambulance - required for runs
- Pennsylvania Liquor Control Board Permit if alcohol is to be served

Approved by Pubic Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>KAC 3/2/24</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

Notes:



West Chester Police Department

AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police
Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: The Opening 5K and Walk for Autism

Event Date: 4/18/2026 Start Time: 8 AM End Time: 12 PM

Name of Organization Hosting Event: Empower U Speciality Fitness

Person Responsible for Payment of Fee: Joseph DeViscio

Address of Person Responsible for Fee: [Redacted]

Phone Number of Person Responsible: [Redacted]

Number of Police Officers Requested: [Redacted]

I, Joseph DeViscio certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$180.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

J DeViscio
Signature

2/12/2026
Date

9:40

📶 28



Brian Sporek

5:12 PM

To: coach@empowerusf.c... & 1 more >

5K notification

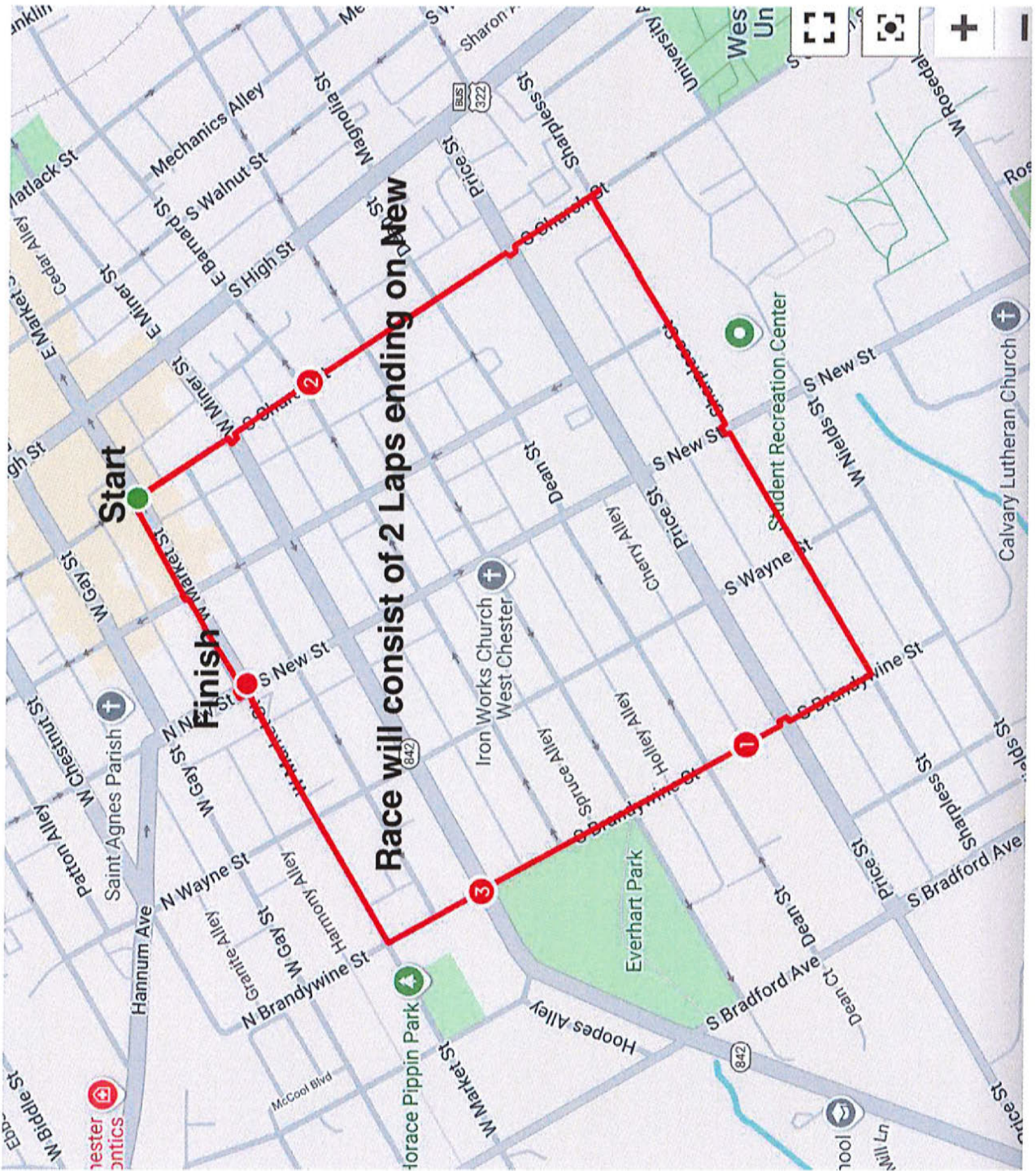
Joe,

Confirming we received your notification for the 5K scheduled on 4/19. One of our on-duty units will stage in the area depending on our 911 call volume. Should anything be needed during the event please call 911. If you need anything else please let me know.

Brian Sporek
Captain
Good Fellowship Ambulance
610-431-3132
bsporek@goodfellowship.org



Re: 5K and Autism Walk



Organization/Sponsor Name: Helping Hands Amazing Race

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

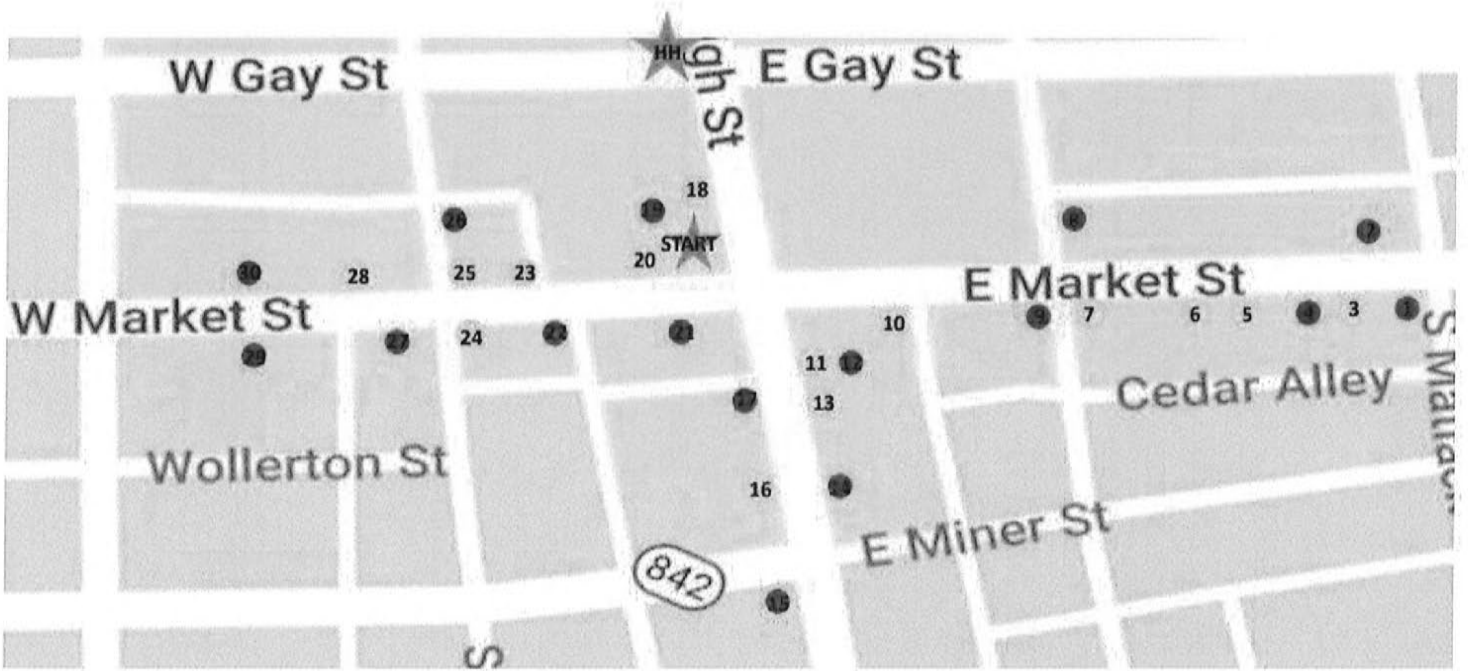
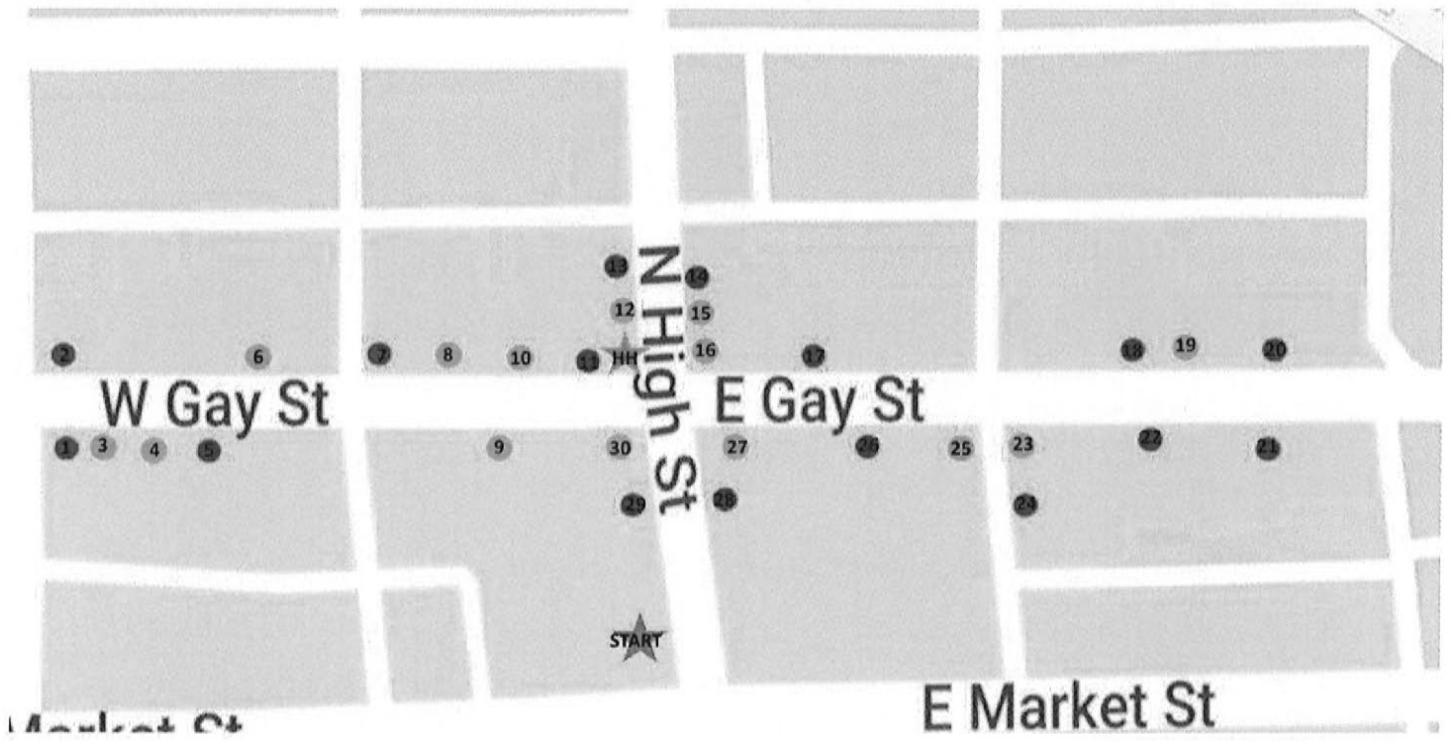
Date Application Received: 2/20/26 Date Payment(s) Received: _____

YES N/A

- Completed and Signed Application
- Date of event/Event time/Set up/Breakdown
5/14/26 3pm 1pm - 6pm
- Map of the Event or Location of the Event
- List of Streets to be Closed for the Event
n/a
- List of Borough Services requested - to be reviewed by West Chester Borough
n/a
- Non-refundable application fee - may be cash, check, or money order
- Applicant's Certificate of Insurance
- West Chester Police Department Fees - required for runs
- List of Food Vendors with Chester County Health Department Licenses
- List of Sub-Contractors with Certificates of Insurance
- Proof of public transportation approval if public streets are to be closed
- Proof of notification to Good Fellowship Ambulance - required for runs
- Pennsylvania Liquor Control Board Permit if alcohol is to be served

Approved by Pubic Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>RAM 3/2/26</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

Notes:





West Chester Police Department AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police
Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: PAA Helping Hands 9th Annual Amazing Race Charity Event

Event Date: 5/14/2026

Start Time: 3:00pm

End Time: 6:00pm

Name of Organization Hosting Event: Person Responsible for Payment of Fee: Address of Person Responsible for Fee: Phone Number of Person Responsible:

Pennsylvania Apartment Association Vicki Shea – [REDACTED] DR Carol Christner – [REDACTED]

Number of Police Officers Requested: 0 – This is our 9th year hosting this charity event in West Chester where we use the sidewalks to complete minute to win it games for charity. In past years we have never needed any police presence.

I, Vicki Shea certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

Victoria Shea

3/2/2026

Signature

Date

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 2/10/24 Date Payment(s) Received: _____

- | | | |
|-------------------------------------|-------------------------------------|---|
| YES | N/A | |
| <input checked="" type="checkbox"/> | | Completed and Signed Application |
| <input checked="" type="checkbox"/> | | Date of event/Event time/Set up/Breakdown
<u>6/6/26 9:45 am / 9a - 12p</u> |
| <input checked="" type="checkbox"/> | | Map of the Event or Location of the Event |
| <input type="checkbox"/> | | List of Streets to be Closed for the Event
<u>n/a</u> |
| <input checked="" type="checkbox"/> | | List of Borough Services requested - to be reviewed by West Chester Borough
<u>WC PD</u> |
| <input type="checkbox"/> | | Non-refundable application fee - may be cash, check, or money order |
| <input checked="" type="checkbox"/> | | Applicant's Certificate of Insurance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | West Chester Police Department Fees - required for runs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List of Food Vendors with Chester County Health Department Licenses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List of Sub-Contractors with Certificates of Insurance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of public transportation approval if public streets are to be closed |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of notification to Good Fellowship Ambulance - required for runs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pennsylvania Liquor Control Board Permit if alcohol is to be served |

Approved by Pubic Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>KAM 3/2/24</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

Notes:

CFL March Route & Times

Start at the Chester County Justice Building: 201 W Market St, West Chester, PA 19380

Head North up Darlington (from the Justice Building)

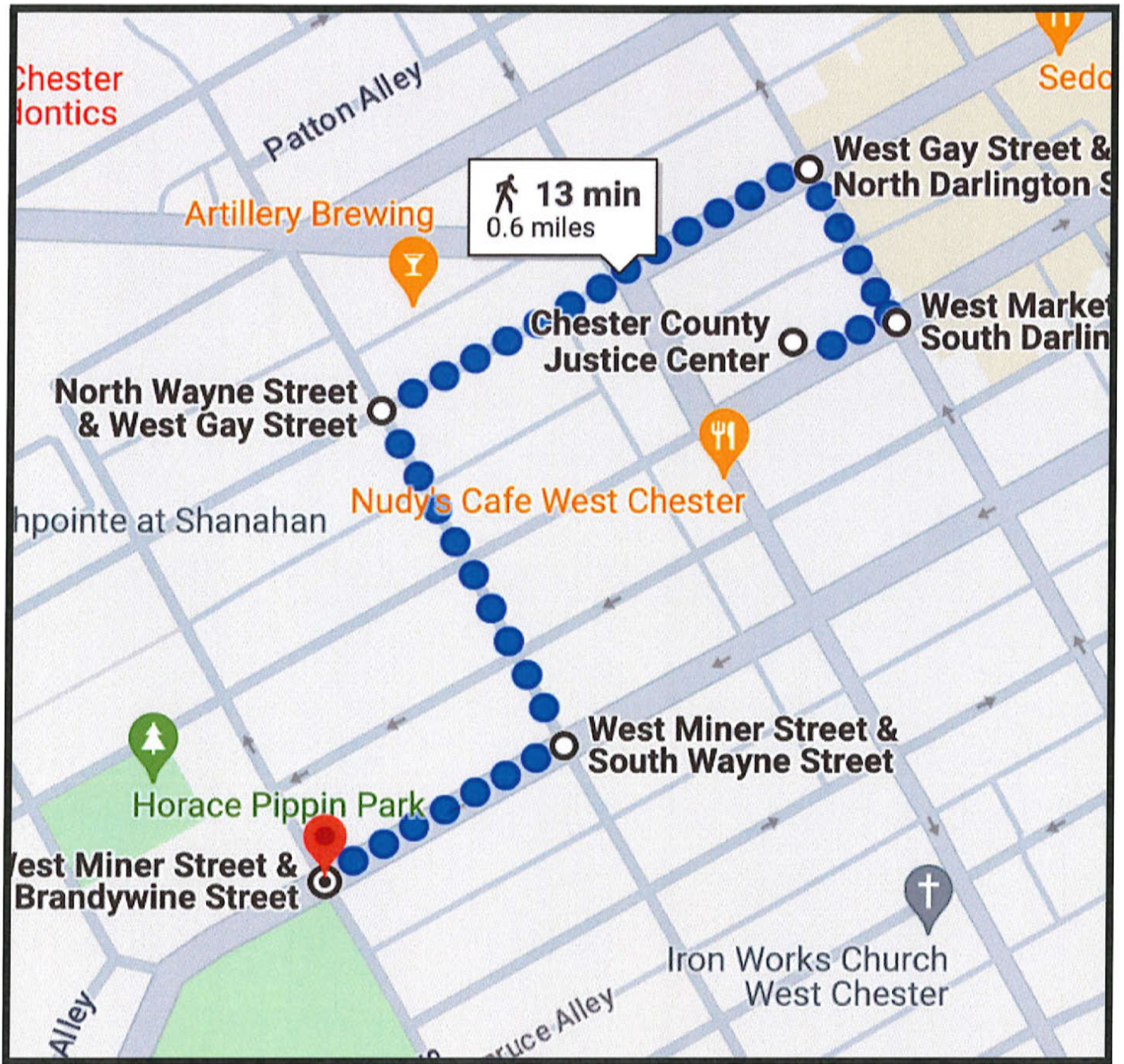
Left onto Gay street

L on S Wayne

Right onto W Miner Street, ending at Everhart Park - 100 S Brandywine Street West Chester, PA 19380

Start Time:

- *Staff* will arrive at the Justice Center @ **9:30am**
- *Attendees* will start to arrive most likely between **9:45am-10:00am**
- March will start @ **10:00am** and Conclude at Everhart Park between **10:45am-11:00am**
- After we wrap up at Everhart Park, we will make our way back to the parking garage as we did last year. Our goal would be to go back as a group once we end worship/prayer at the park.





West Chester Police Department AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police
Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: Citizens for Life March

Event Date: 6/6/26 Start Time: 9:45 End Time: 11:30

Name of Organization Hosting Event: The Power Place

Person Responsible for Payment of Fee: Stephanie Murray

Address of Person Responsible for Fee:
Phone Number of Person Responsible:

Number of Police Officers Requested: 2

I, Stephanie Murray certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

[Signature]
Signature

1/28/26
Date

Organization/Sponsor Name: MCBID - World Music Day

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 2/25 Date Payment(s) Received: _____

- YES N/A _____ Completed and Signed Application
- Date of event/Event time/Set up/Breakdown
6/21/24 1pm 12pm - 8pm
- Map of the Event or Location of the Event
- List of Streets to be Closed for the Event
n/a
- List of Borough Services requested - to be reviewed by West Chester Borough
none
- Non-refundable application fee - may be cash, check, or money order
- Applicant's Certificate of Insurance
- West Chester Police Department Fees - required for runs
- List of Food Vendors with Chester County Health Department Licenses
- List of Sub-Contractors with Certificates of Insurance
- Proof of public transportation approval if public streets are to be closed
- Proof of notification to Good Fellowship Ambulance - required for runs
- Pennsylvania Liquor Control Board Permit if alcohol is to be served

Approved by Pubic Works YES NO Date: _____

Approved by Parking Department YES NO Date: _____

Approved by Parks and Recreation YES NO Date: BAU 3/2/24

Approved by Police Department YES NO Date: _____

Approved by Borough Council YES NO Date: _____

Notes:



West Chester Police Department AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police
Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: World Music Day

Event Date: 6-21-2026 Start Time: 1:00 pm End Time: 8:00 pm

Name of Organization Hosting Event: Downtown West Chester

Person Responsible for Payment of Fee: _____

Address of Person Responsible for Fee: 137 N High Street

Phone Number of Person Responsible: [REDACTED]

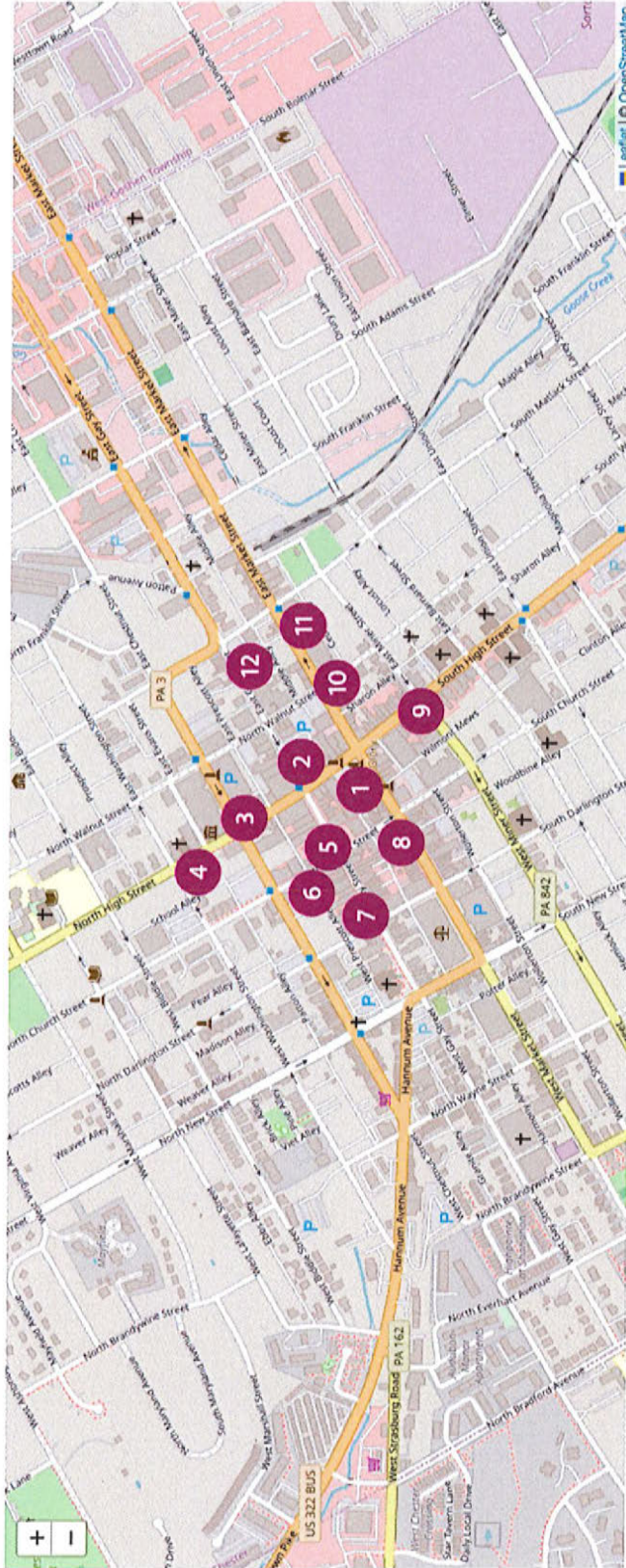
Number of Police Officers Requested: Zero

I, John O'Brien certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

John O'Brien
Signature

2-25-2026
Date

2025 Schedule



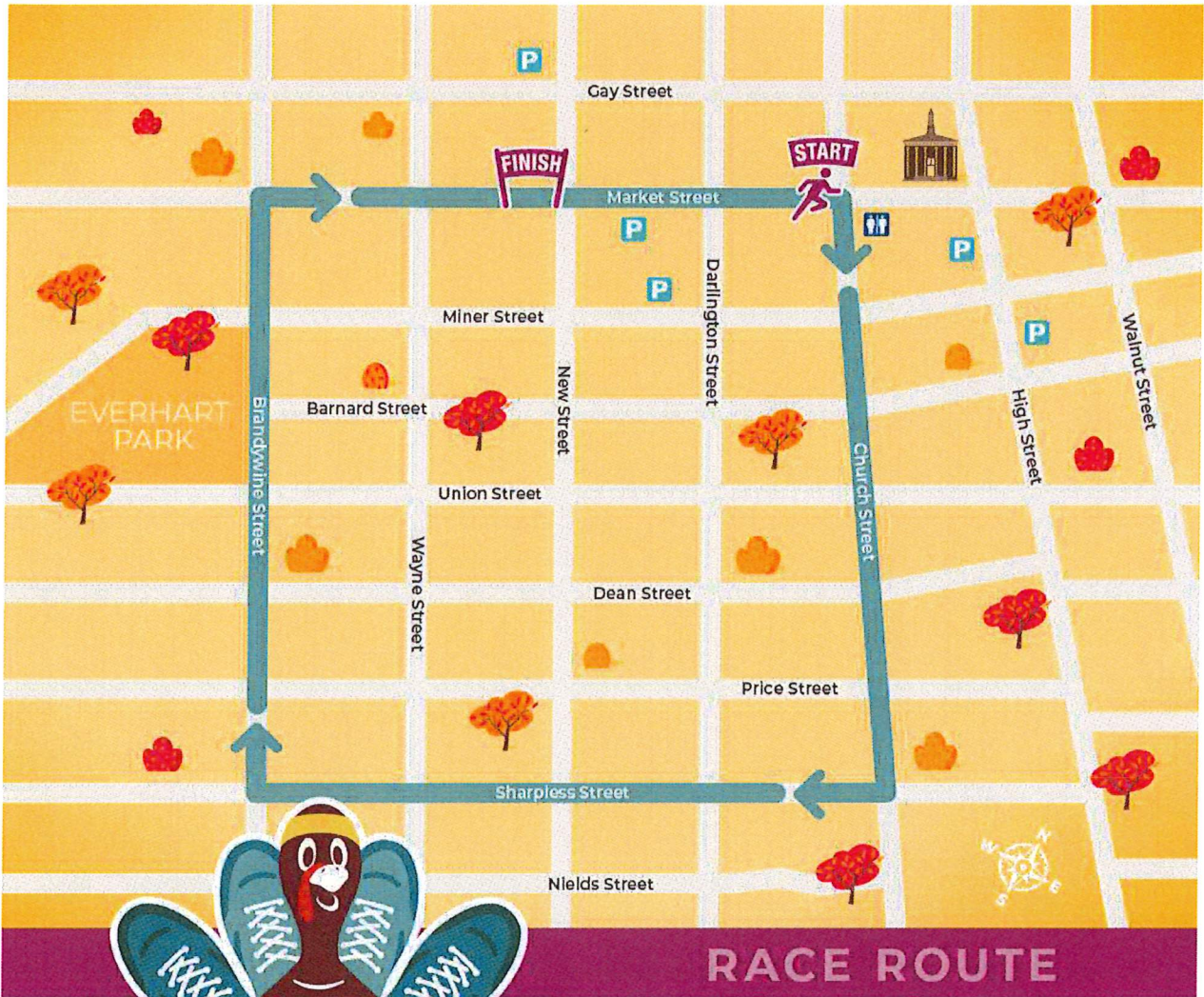
OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 2/25/24 Date Payment(s) Received: _____

- | YES | N/A | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | | Completed and Signed Application |
| <input checked="" type="checkbox"/> | | Date of event/Event time/Set up/Breakdown
<u>11/26/26 8am 7a-9a</u> |
| <input checked="" type="checkbox"/> | | Map of the Event or Location of the Event |
| <input checked="" type="checkbox"/> | | List of Streets to be Closed for the Event
<u>n/a</u> |
| <input checked="" type="checkbox"/> | | List of Borough Services requested - to be reviewed by West Chester Borough
<u>WCPD</u> |
| <input type="checkbox"/> | | Non-refundable application fee - may be cash, check, or money order |
| <input checked="" type="checkbox"/> | | Applicant's Certificate of Insurance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | West Chester Police Department Fees - required for runs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List of Food Vendors with Chester County Health Department Licenses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List of Sub-Contractors with Certificates of Insurance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of public transportation approval if public streets are to be closed |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of notification to Good Fellowship Ambulance - required for runs
<u>WCBID to provide</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pennsylvania Liquor Control Board Permit if alcohol is to be served |

Approved by Pubic Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>3/2/24 KAH</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

Notes:



Thanksgiving Day!
THURSDAY
NOVEMBER 27TH

8AM | RAIN OR SHINE! | 5K RUN - 2 LAPS
 2K WALK - 1 LAP

SPONSORS



DRAFT 1/16/2026

AN ORDINANCE AMENDING CHAPTER 600 OF THE UPPER CHICHESTER TOWNSHIP ZONING CODE, TO ALLOW FOR THE CONSTRUCTION OF DATA CENTERS AND ASSOCIATED FACILITIES WITHIN THE I-INDUSTRIAL ZONING DISTRICT

SECTION I. AMENDMENTS TO ZONING ORDINANCE

Article II, Terminology, Section 600-9 Definitions, is hereby amended to include the following:

DATA CENTER A facility or facilities used primarily for the housing, operation, and/or co-location of computer and communications equipment [such as Uninterruptible Power Supply (UPS), Servers, Storage Devices] and for handling, storing, and backing up electronic data from both onsite and off-site locations. A Data Center may also include permitted Data Center Accessory Uses when located on the same tract or assemblage of adjacent parcels developed as a unified development. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or any other energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

DATA CENTER ACCESSORY USES. Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to utilities, utility lines, electrical substations, pump stations, water towers, mechanical equipment and environmental controls (air conditioning or cooling towers, fire suppression, etc.), redundant/backup power supplies, redundant data communications connections, environmental controls, guard buildings and security devices when located on the same tract or assemblage of adjacent parcels developed as a unified development for a Data Center and being an accessory to such Data Center use on the parcel. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or any other energy generating systems, shall not be considered part of the Data Center use nor part of the Data Center Accessory use or uses. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

SUBSTATION. A stable, long-standing infrastructure facility that serves as the hub of the electrical grid, connecting all the different spokes of the grid to bring electricity from power plants to other facilities, converting power from high voltage to lower voltage to serve power to facilities, components, and equipment.

Article XII, I-Industrial Zoning District, Section 600-80 Conditional Uses is hereby amended to include the following:

(F) Data Centers and Data Center Accessory Uses, subject to the requirements of Section 600-199

Article XXII, Standards and Procedures for Conditional Uses, is hereby amended to include the following:

Section 600-199 Standards for data centers and data center accessory uses

A. Data Centers shall be permitted as a conditional use in the I-Industrial zoning district only, subject to the following requirements:

(1) The proposed facility shall operate as a closed loop water system (including technologies for repurposed, fully treated sewerage water or stormwater runoff, including acid mine runoff), an air

cooled water system, or similar methodology that does not withdraw groundwater as part of the normal function to minimize groundwater withdraw.

(2) Building Restrictions for Data Centers:

- a) Tract Size. The minimum lot size or assemblage of adjacent parcels developed as a Data Center (the “Tract”) shall not be less than 20 acres, inclusive of open space. Tracts divided by easements or rights-of-way but owned in common or otherwise developed as a unified development shall be deemed contiguous for the purposes of minimum tract size calculations.
- b) Maximum Building Square Footage. A Data Center building may be a maximum of 250,000 square feet.
- c) Proximity to Residential Uses:
 - (i) No Data Center or Data Center accessory structure shall be 200 feet or less from a residential district or the property line of an existing residential use, provided all sound level maximums are met (as set forth herein this Section).
 - (ii) No Substation shall be less than 300’ from a residential district or the property line of an existing residential use, provided all sound level maximums are met (as set forth herein this Section).
 - (iii) Any Substation must be located in the Rear Yard of the property
 - (iv) Loading docks and truck maneuvering areas shall be setback not less than 200 feet from residential districts or existing occupied residential uses' property lines, and shall be located in the Side or Rear Yard of the property.

(3) Data Centers may not be located within 1,000 feet of a school, cemetery, church, licensed daycare, and/ or any historic property or structure as identified in the Upper Chichester Township Historic Sites Survey.

(4) A building housing a Data Center may not be located within 200 feet of another building on the same property, or within 1,000 feet of another Data Center on another property in the Township.

(5) Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

(6) Any Accessory Bulk Fuel Storage associated with a Data Center shall only be permitted in the Rear Yard

(7) Where gates, guard shacks or checkpoints are proposed at such facilities, adequate queuing space shall be provided within the property boundaries to prevent stacking of vehicles on or along public streets.

(8) Design Guidelines:

- a. Principal building facades: Principal building facades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, texture,

color; or use of accent materials. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

- b. Screening of mechanical and electrical equipment: In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical and electrical equipment shall be screened and noise mitigation efforts shall be incorporated in such areas. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical and electrical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
- c. Landscaping and Buffering. Landscaping and screening shall be provided to meet the General Landscape requirements of Section 600-171 and the Screening requirements of Section 600-172.

Other than accessways, a berm averaging a minimum of five (5) feet in height above the adjacent average ground level, with a maximum slope of 3:1, shall be installed along the frontage of the property, between the Data Center and any adjacent residentially zoned or residentially used parcels, and in all required buffer areas or zones.

Fencing, including sound walls to minimize potential visual and noise impacts on adjacent roadways and properties, may be used to augment the required vegetative screening.

- d. Minimum Parking. The minimum number of parking spaces shall be twice the maximum number of employees on site during the largest shift or 1 space per 500 square feet of building area, whichever is greater. Parking and loading areas shall not be permitted the Front Yard or Side Yards.

(9) Impact Statement. The applicant for a Data Center shall provide an impact statement documenting all perceived, potential, and/ or anticipated impacts as identified in Section 600-201 pertaining to Performance Standards, including but not limited to the following supplemental standards:

- a. Utilities. The applicant for a Data Center shall provide documentation from all public utilities serving the facility, indicating the application for service is feasible and approved.
- b. Air Quality. Air quality and emissions controls for the Data Center or Data Center Accessory Uses will meet the requirements applicable to data centers and stand-by generator usage established by the state and local regulations.
- c. Fire and Explosive Hazards. An Emergency Response Plan shall be prepared by a qualified professional to be reviewed and approved by the local fire department. Such Plan shall include detailed information regarding fire suppression, containment, ventilation and evacuation, as well as access and hydrant locations, as applicable. In reviewing the adequacy of a Fire Safety and Emergency Response Plan, the following shall be considered, in addition to Building Code Requirements:
 - Use of fire-resistant rated construction materials;
 - Location of IT equipment and restricted access to it;
 - Openings and penetrations;

- Aisle containment and hot air systems;
- Limitation of materials in and around IT equipment;
- Construction of IT materials;
- Design and installation of automatic fire protection systems, such as sprinkler systems or gaseous extinguishing systems;
- Automatic detection systems;
- Portable extinguishers and hose lines;
- Staff training;
- Any on-site battery storage systems;
- Emergency and recovery procedures; and
- Maintenance and auditing plan for fire safety

Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations of these lanes are subject to review by Township Fire Marshal, or other duly designated emergency services officials serving the Township.

The applicant shall provide training to the fire department providing emergency services to the Data Center.

- d. Glare and Heat. Glare and heat controls for the Data Center or Data Center Accessory Uses shall be identified to eliminate impacts on adjacent properties and roadways.
- e. Liquid and solid waste. The applicant shall demonstrate to the Township that adequate means of wastewater disposal have been provided for and approved by the Sewage Enforcement Officer and/or PA DEP. This would include wastewater management from any domestic wastewater as well as any wastewater used for cooling or industrial purposes.

The Applicant shall demonstrate compliance with the Storage and Waste Disposal requirements of Section 600-83.F and how any waste from the operation of the Data Center (e.g., any water or other medium used for cooling of the equipment used in the Data Center) will be disposed. No on-site disposal of the same shall be permitted, except in rear yard areas. Waste management practices must comply with Upper Chichester Township regulations as well as federal laws, including the Resource Conservation and Recovery Act (RCRA), the Toxic Substances Control Act (TSCA). Outdoor storage of waste materials prior to its off-site disposal is not permitted in front or side yard areas.

- f. Noise. The applicant shall provide information indicating the Data Center or Data Center Accessory Uses will comply with the Noise regulations identified in Section 600-201.E. A study shall be conducted to confirm compliance with the Noise standards, and/ or recommend sound reducing materials or systems to meet these standards. An as-built sound study will be conducted six (6) months following the issuance of a Certificate of Occupancy for any Data Center building to assure ongoing compliance. Emergency back-up generator testing or recharge shall not occur during nighttime hours, and an Applicant's protocols and parameters for testing shall be subject to the review and approval of the Township to minimize potential impacts on neighboring properties.
- g. Odors. The applicant shall provide information indicating the Data Center or Data Center Accessory Uses shall not emit odorous gases, fumes, matter, or odors so as to be noticeable at any point beyond its lot lines as regulated in Section 600-201.F.

- h. Vibration Study: A Vibration Study shall be provided that demonstrates that vibration resulting from sources material to the Data Center or Data Center Accessory Uses does not extend past the property line. This study shall be prepared by a qualified professional.
- i. Water Supply. A water supply feasibility study shall be prepared to demonstrate that sufficient water resources are available to serve the proposed use if the use involves the use of any water resources. The water feasibility study shall include the following minimum information
 - i. Calculations of the projected water needs for the Data Center and surrounding uses;
 - ii. A geologic map of the area with a radius of at least one mile from the site of the Data Center;
 - iii. The location of all existing and proposed wells within 2,500 feet of the site of the Data Center, with a notation of the capacity and condition of all existing and proposed wells;
 - iv. The location of all streams within 2,500 feet of the site of the Data Center and its water source;
 - v. The long-term yield of the on-site water source shall be determined based on the geological formations underlying the site of the Data Center;
 - vi. An analysis and determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams and the groundwater table;
 - vii. Known impacts on utility rates or availability for other uses directly attributable to the Data Center project shall be noted.
 - viii. Identification of how water will be recycled, disposed of or released from the Data Center; and
 - ix. A statement of the qualification(s) and the signature(s) of the person(s) preparing the study.
- j. Radioactivity and/ or electrical disturbances. The applicant shall provide information indicating the Data Center, the Data Center Accessory Uses, and/ or associated activities will not emit dangerous radioactivity at any point. There shall be no radio or electrical disturbances adversely affecting the operation of equipment belonging to someone other than the Data Center. All uses, equipment, and use of materials shall be in strict conformity with the Pennsylvania Department of Environmental Protection, Rules and Regulations.

The applicant shall provide documentation from the applicable electric service provider certifying that that the necessary capacity is available and that electric service provider will serve the Data Center. Known impacts on electric rates or availability for other nearby uses directly attributable to the Data Center project shall be noted.

- k. Traffic Study. A traffic impact study must be prepared to address both daily operational traffic and emergency response access, to demonstrate that the facility will not adversely affect local road capacity or increase impacts beyond what is expected of other uses permitted in the I-Industrial District.

1. Environmental Impacts. The applicant shall provide all information to address the standards of Section 600-175 pertaining to Environmental impact statement (EIS) requirements required to:
 - i. assess potential impacts of operation, maintenance, and/or repair or trouble-shooting of the data center (including, but not limited to, during periods of emergency power, fire, and fire suppression and control) on groundwater, nearby creeks and streams, the air and the grounds of the Data Center and those adjacent to the Data Center; storage of oil-based or other combustible materials (if any); and release of gasses and/or other contaminants into the air, ground, surface water or groundwater.
 - ii. identify all potential stationary and mobile sources of fine particulate matter , volatile organic compounds, and nitrogen oxides to be located on the property housing the Data Center;
 - iii. identify potential environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, heat islands, vibration, electrical disturbance, etc.); and,
 - iv. identify proposed measures to prevent or, as the case may be, mitigate, negative environmental impacts.

(10) Decommissioning: It is the facility owner's responsibility that, at the end of the project life or active use of the facility as a Data Center, the site must be restored to a condition that existed prior to the project or the facility altered in a manner that will allow for a beneficial reuse of the property. This would involve the removal of all equipment, equipment-related structures, containment ponds, etc. that are no longer in use or cannot be reasonably reused. A decommissioning agreement will be required to be executed between the Township and the facility owner to ensure the requirements within this section are met within twelve (12) months of the date at which the facility ceases to operate as a Data Center, providing for the same and for the provision of financial security to carry out the same.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 6 W. Market Street

1) **Date of HARB Review:** February 26, 2026

2) **Applicant's Proposal:** New Roof

3) **Findings:**

The applicant Chris Landy (roofing contractor) was present to represent the application and described the project's scope as follows:

- *The proposed project is to replace the existing standing seam metal roof, at the front three-story section of the building, with a GAF Timberline asphalt shingle roof. The existing roof at the one-story rear addition will not be replaced as part of this project.*

The HARB reviewed the application in detail and provided the following comments:

- *The HARB agreed replacing the existing metal roof with asphalt shingles would be inappropriate since the building is one of five buildings in a row with visible red metal roofs.*
- *The preferred solution would be to install a new standing seam metal roof at both the north (front) and rear (south) sections of the sloped roof.*
- *Another potential option would be to use metal roofing at the front (north) section, with asphalt shingles at the less visible rear (south) section. However, mixing roofing materials may complicate the construction and flashing details. The building's low slope roof is also not an ideal application for asphalt shingle roof durability.*
- *Repairing the existing metal roof is an option, but the applicant said it was in poor shape.*
- *The applicant understood the HARB's position. An extensive discussion then focused on metal roof construction details that are reflected in the HARB's final motion.*

4) **Recommendations from HARB:**

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-05 as submitted, with the following clarifications:

1. *An asphalt shingle roof shall not be installed at the front (north) side of the building.*
2. *A standing seam metal roof shall be installed at the front (north) side of the building. The HARB strongly prefers a standing seam metal roof to be installed at both the front and rear roof sections.*
3. *The metal roof shall be formed with flat panels, minimum 24 GA, 16-20-inches max width, interlocking standing seams with height to be 1.5-inches max., with no battens or intermediate panel ridges.*
4. *Roof color shall be a red color selected to closely match the existing red color of the existing roof on the adjacent building.*
5. *As an alternative, the rear (south) roof section may be reroofed with the submitted GAF Timberline asphalt shingle roof, preferable in a red or reddish brown color.*
6. *The existing built-in metal gutter shall be repaired as needed and relined with metal. Visible flashing at the cornice shall be a maximum of 2-inches in height.*
7. *No white aluminum flashings or downspouts shall be utilized.*

Application Numbers: [2026-05](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 6 W. Market Street

5) Borough Council's Action and Date

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:



Date of Action Taken: _____, 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 02/16/2026

APPLICATION NUMBER: 2026-05

PROPERTY ADDRESS: 6 W Market Street West Chester PA 19382

APPLICANT'S EMAIL: Chris.Landy@Proedgeroof.com

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

1) This application is for (check all appropriate boxes):

- Section #1 – Sign
- Section #2 – Canopy or Awning
- Section #3 – Repair, replacement or alteration from original
(*please supply photos or elevations of original*)
- Section #4 – Addition
(*supply architectural elevations and site drawings, as well as photos of the existing structure*)
- Section #5 – New Construction
(*supply architectural elevations and site drawings, as well as photos of buildings next to and around the site*)
- Section #6 - Demolition

2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:

- Color or B/W Sketches
- Old or Historic Photographs
- Plot or Site Plans
- Architectural Elevations
- Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Chris Landy

Applicant's Signature:

Chris Landy

Date:

2/13/2026

Owner's Name (print): Joe Carlini

Owner's Signature:

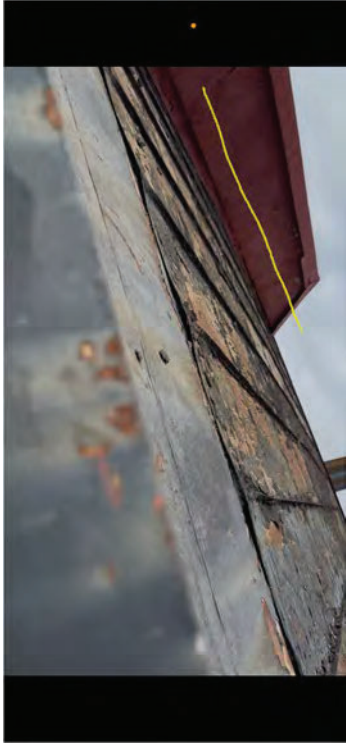
Joe Carlini

Date:

2/13/2026

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness **before** you begin your project







Pro Edge Roofing
627 South Walnut Street
West Chester, PA
Phone: (267) 727-3239

Client: Joe Carlini

Phone: 4849955220

Address: 6 Market Street
West Chester, PA 19382

Email: jacarlini@live.com

Scope of Work

Installation:

- Dumpsters will be delivered up to 1-2 days prior to starting the project. Landing areas are specific to each building. We do the best we can to accommodate parking and protect your surfaces.
- Hang tarps to protect the side of the building. Lay tarps on the ground to catch falling debris.
- Protect all windows, bushes, trees, lights, mechanical units, etc. with plywood as needed.
- Remove existing shingles down to the deck.
- Renail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$100 per sheet after the first 5 sheets.
- Install 3' of ice and water shield at all gutter lines, rake edges, and valleys.
- Install underlayment to keep the roof dry.
- Install Starter Shingles along all gutter lines and rake edges.
- Install GAF Timberline Shingles per specifications using 1 1/4" roofing nails.
- Install Hip & Ridge Shingles.
- Install Ridge Vent.
- Install new pipe and chimney flashings.
- Thorough and ongoing cleanup. Complete removal of all jobsite debris. Full property detail with magnets, and clean out of all gutters.
- Pro Edge Roofing is a certified installer of GAF products.

Additional Comments

- Permit fee will be extra cost if incurred

Pro Edge Golden Package

- UHDZ Timberline Shingle
- Deck Armor Underlayment
- Stormguard Ice and Water
- Snow Country Advanced Ridge Vent
- Timbertex Ridge Cap
- Weather Blocker Starter Strip
- 30 year workmanship & 50 year GAF Golden Pledge



Monthly Payment	\$	Total Cost	\$
-----------------	----	------------	----

Pro Edge Silver Package

- HDZ Timberline Shingle
- FeltBuster Underlayment
- WeatherWatch Ice and Water
- Snow Country Ridge Vent
- Seal-A-Ridge Ridge Cap
- ProStart Starter Shingle Strip
- 10 year workmanship & 50 year GAF Silver Pledge



Monthly Payment	\$	Total Cost	\$ \$15,000
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Pro Edge Economy Package

- Tamko Heritage Shingle
- Builder Grade Synthetic Underlayment
- Builder Grade Ice and Water Barrier
- Rolled Ridge Vent
- Builder Grade Ridge Caps
- Basic Starter Strip
- 5 year workmanship & 25 year Limited warranty



Monthly Payment	\$	Total Cost	\$
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The Total Proposal Amount is the total of all sections above and does not include the cost of any unforeseen conditions, township permit(s) or upgrade(s). Please see terms and conditions for additional information.

This proposal is valid for fifteen (15) days from the proposal date.

Available Upgrades	Additional Cost

Summary of Scope of Work	
Roofing System Selected	Pro Edge Silver Pledge System
Total Contract Price	\$15,000
Initial Deposit	\$5,000
Payment due upon completion of work	\$10,000
Estimated Work Start	ASAP

Additional Notes
<p>Charcoal Timberline HDZ Preserve the edge metal if possible. Shingle and step flashing under the side walls. If the metal is not able to be preserved, we will use coil metal to go on top with step flashing under \$1,500 10 Sheets of plywood free. Pro Edge Roofing will pull all permits and dumpsters.</p>

Terms & Condition

1. Engagement and Acceptance - Pro Edge Roofing Co. hereby proposes to furnish all labor and materials necessary to complete the work described in the accompanying proposal. By signing this Agreement, the client acknowledges and accepts the terms, pricing, and scope of work set forth. This proposal is valid for fifteen (15) days from the date of issue. All agreements are contingent upon weather conditions, material availability, labor schedules, strikes, and any other delays beyond the company's control. The homeowner is responsible for carrying appropriate property insurance. All of Pro Edge Roofing Co.'s employees and workers are covered by Workers Compensation Insurance.

2. Payment Terms - Payment is to be made as follows: one-third (1/3) deposit upon contract signing and the final two-thirds (2/3) upon job completion. Final payment is due within ten (10) days of the final invoice date. Any outstanding balance after this time is subject to a monthly penalty of 1.5%. Pro Edge Roofing Co. reserves the right to reject or cancel all or parts of the Agreement due to the failure of the owner/customer to make progress payments as cited in this agreement. RETURNED//BOUNCED CHECK FEE COST IS \$30.00. Any delays caused by material shortages will not warrant customer withholding payment. Pro Edge Roofing Co. is entitled to payment in full, less the cost of the back-ordered/delayed material and an agreed-upon labor amount. Change orders which involve the purchase of back-ordered materials shall have no effect on the payment schedule of the initial contract. A 3% processing fee applies to all payments made by credit card.

3. Workmanship and Standards - All workmanship will be completed in a professional, workmanlike manner consistent with current industry standards. All materials will be installed per manufacturer specifications and applicable building codes. Any deviation from this agreement, including changes in materials, scope, or labor, must be documented and approved via a written or verbal change order. Any significant increase in material costs (especially with lumber, plywood, or specialty items) may result in a revised proposal, which will be discussed with the client before proceeding.

4. Roofing - During the removal of existing roofing materials, hidden or unforeseen conditions may be discovered that require additional preparation or repair in order to proceed in accordance with manufacturer specifications and building codes. In the event that damaged or rotted roof decking is uncovered, replacement will be performed as needed. The first five (5) sheets of plywood are included in the base scope of work; any additional sheets will be billed at a rate of \$100 per sheet. If multiple layers of existing roofing material are encountered beyond what is specified in the original proposal, additional labor and disposal fees may apply and will be determined during the course of the project.

5. Siding - For siding projects, the removal of existing material may expose underlying damage to the sheathing or framing. If discovered, this damage will be addressed and repaired at an additional charge. Any additional sheets will be billed at \$100 per sheet. All new siding will be installed over house wrap or approved weather-resistant barrier, with all flashings, trim, and caulking performed per code and manufacturer requirements. Minor color variations in material are not considered a defect and will not be grounds for replacement.

6. Windows and Doors - For window and door replacement, existing units will be removed carefully, but due to the age or construction of some homes, damage to framing or finishes may be unavoidable. Any such structural issues, including rot or shifting, will be addressed at an additional cost. All new units will be installed plumb, square, and insulated using manufacturer-recommended materials and flashing methods. Unless otherwise specified, interior trim, paint, drywall, or plaster repair is not included in this agreement. Andersen windows and doors are covered by a limited warranty from the manufacturer (20 years on glass and 10 years on non-glass components), and all warranty claims must comply with Andersen's terms and be registered by the homeowner.

7. Additions - For home additions, if this agreement includes excavation, foundation work, framing, roofing, insulation, window/door installation, siding, mechanical system rough-ins (HVAC, plumbing, and electrical), drywall, trim, and finishes as outlined in the proposal. Any changes to scope during construction will be documented via a change order. If unforeseen site conditions, such as buried utilities or poor soil conditions, are encountered, they will be addressed at an additional cost. The client understands that any needed architectural drawings, engineering, or surveys may be required for permitting and approvals. These services are not included in the base price unless explicitly listed in the proposal and will be invoiced separately.

8. Gutters and Fascia - All gutter and fascia installations include removal of the existing components unless stated otherwise. New 6-inch seamless aluminum gutters and oversized downspouts will be installed with appropriate slope. We will inspect the existing fascia boards prior to installation and notify the homeowner of any rot or deterioration. Damaged fascia will be replaced at an additional cost of \$15 per linear foot. While gutters will be pitched properly, small amounts of standing water may remain in certain areas due to existing roof slope or framing irregularities. This is not considered a defect and will not affect system performance.

9. Permits - Permitting is the responsibility of Pro Edge Roofing Co. unless otherwise specified. The cost of the permit is not included in the base proposal and will be added to the final invoice once obtained. Permit requirements and fees vary by township, and some projects may require multiple inspections. For projects within historical districts, additional approvals may be required, and added costs may be incurred. Any such costs will be included on the final invoice.

10. Protection/Damage/Clean up - We will use a magnet to sweep for nails in yards and driveways, as well as a detailed hand cleanup. We will **always** put wood under dumpsters in driveways, but are not responsible for deformation or tire marks should they occur. Please do not seal coat driveways until after the project. We are not responsible for the cleanup of dirt, debris, or sawdust falling into attics or cavities, though we will be mindful during the removal process. We encourage owners/customers to remove and/or cover items in the attic to protect them. We are not responsible for burnt or dead grass on the property. We lay tarps on the ground and protect all surfaces, and clean up all debris quickly, but it can occasionally happen. We are not responsible if fasteners puncture any pipes, tubing, wiring, fixtures, or drywall/plaster that are installed directly under the roof deck or behind wall sheathing. These are code violations and are beyond our control. Please inspect accordingly and inform us of any concerns. It is the responsibility of the building owner/client to notify us of any electrical panels, medicine cabinets, shower niches, etc. that are installed between the framing of an exterior wall/roof. Should damage occur, and we were not notified prior, we will not be held responsible.

11. Warranty - All warranties are void until final payment is received. Extended warranties will be filed with the manufacturer upon receipt of final payment. The warranty term is initiated from the day on which the work was completed. Warranties are only "in effect" upon the receipt of final payment to Pro Edge Roofing Co. The company's liability under a warranty claim shall not exceed the total amount charged for the work installed, except where such liability was the result of the company's negligence. Warranties will be voided if anyone other than Pro Edge Roofing Co. modifies, disturbs and/or repairs the area/project.

12. Materials - All material is guaranteed to be as specified. Any and all extra materials on the job site is the sole property of Pro Edge Roofing Co. Extra materials are ordered for mitigation of any unforeseen issues and circumstances.

13. Change Orders - Any alteration or deviation from the proposed specifications, involving extra cost, will be executed only upon written and/or verbal orders and will be an extra charge over and above the costs proposed in this Agreement. Prices are subject to change if materials cost increases are substantial enough to warrant passing the additional cost to the consumer (will discuss). These price increases are rare with roofing materials but are more common with lumber and plywood.

14. Governing Law/Attorneys' Fees - This Agreement shall be governed by the law of the Commonwealth of Pennsylvania. Any action or proceeding arising out of or relating to this agreement shall be subject to the exclusive jurisdiction of the courts of the Commonwealth of Pennsylvania. Pro Edge Roofing Co. will be

entitled to recover attorneys' fees from you in the event an action or proceeding is initiated to enforce this Agreement.

15. Photographs/Video – Pro Edge Roofing Co. reserves the right to take photos and/or video of the project and use said photos or videos for marketing purposes.

16. Repair work - Repairs unrelated to work done are not covered under warranty. Any work required after the initial project constitutes a new agreement and incurs additional costs/charges.

17. Skylight Installation - Pro Edge Roofing recommends full replacement of skylights during a roof replacement to ensure long-term watertight integrity. If the homeowner chooses to have existing skylights reflashed instead of replaced, Pro Edge Roofing will not be held responsible for any leaks that may occur as a result. Additionally, if a skylight is replaced and hidden damage such as rotten or deteriorated wood is discovered inside the home (e.g., within the drywall, framing, or trim), Pro Edge Roofing is not responsible for those interior repairs. A separate contract and pricing agreement will be required to address any such issues.

18. Removing Cedar Shingle - If we are removing cedar shingles and installing plywood, the new roof will sit lower than the existing roof at the siding and dormer areas. Please consult your estimator for clarification/understanding.

19. Flat Roofing - Unless we have installed new sloped rafters or a tapered roof system, we are not responsible for any ponding water or any kind. Typically, this will not affect the warranty if an extended warranty is purchased.

20. Historical Review - Historical properties oftentimes require additional requirements being met per the township or province. Additional oversight may be needed by the local historical commission and oftentimes permitting may have additional costs. This will be added to the original contracted amount at the end of the project upon invoice.

21. Supplementation - Any additional supplemental coverage provided by the insurance company will be owed to Pro Edge Roofing Co. upon completion of work. This includes both front and back end supplementation.

Acceptance of Proposal

By signing this Agreement, whether in written or electronic format, you hereby acknowledge that you have carefully read, understand and accept the terms and conditions thereof, including the costs and specifications. You hereby acknowledge and agree this Agreement constitutes the entire agreement of the parties and supersedes all other agreements or understanding between the parties. You hereby authorize Pro Edge Roofing Co. to furnish all materials and perform all labor required to complete the work identified in this Agreement, including any elected upgrades. You hereby agree to pay the Proposal Amount and any additional cost(s) in accordance with Terms and Conditions of this Agreement, including but not limited to elected upgrades and unforeseen conditions. In the event any portion of the Agreement shall be declared invalid, unenforceable or void by a court of competent jurisdiction, the remaining portions of the Agreement shall remain in full force and effect.

Rep Signature

e-Signed by Chris Landy

Date

02/13/2026

Client Signature

e-Signed by Joe Carlini

Date

02/13/2026

Budget Modification Request

Budget Year: 2026
Modification#: 2026-2

Justification: A modification is needed to increase the winter maintenance line item, 01-43200-80, by \$51,077.10 in the General Fund due to unbudgeted salt and snow removal expenditures. Expenditures are not liquid fuels eligible.

Vendor	Invoice #	Date	G/L	Increase	Decrease
Chemical Equipment Labs	7135311	1/19/2026	01-43200-80	2,031.97	
Chemical Equipment Labs	7135312	1/19/2026	01-43200-80	1,887.99	
Chemical Equipment Labs	7135313	1/19/2026	01-43200-80	1,935.68	
Chemical Equipment Labs	7136946	1/26/2026	01-43200-80	431.20	
Chemical Equipment Labs	7138723	1/28/2026	01-43200-80	2,113.79	
Chemical Equipment Labs	7138724	1/28/2026	01-43200-80	2,040.80	
Chemical Equipment Labs	7138725	1/28/2026	01-43200-80	2,263.77	
Chemical Equipment Labs	7138726	1/28/2026	01-43200-80	2,323.77	
Chemical Equipment Labs	7138727	1/28/2026	01-43200-80	2,577.74	
Chemical Equipment Labs	7138728	1/28/2026	01-43200-80	2,330.77	
Chemical Equipment Labs	7138729	1/28/2026	01-43200-80	2,284.77	
Chemical Equipment Labs	7138730	1/28/2026	01-43200-80	2,288.77	
Chemical Equipment Labs	7142822	2/24/2026	01-43200-80	2,198.78	
Chemical Equipment Labs	7142824	2/24/2026	01-43200-80	2,251.77	
Chemical Equipment Labs	7142825	2/24/2026	01-43200-80	2,527.75	
Chemical Equipment Labs	7142828	2/24/2026	01-43200-80	2,187.78	
Mowery Services	2448	2/23/2026	01-43200-80	17,400.00	
Fund Balance- GF		3/11/2026	01-29600-90		51,077.10
Total				51,077.10	51,077.10

BOROUGH OF WEST CHESTER



PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Will Williams, Sustainability Director

SUB: PURCHASE ORDER REQUEST

DATE: 3/2/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor All Seasons Landscaping Co., Inc.

Contact Steve Gansz

Address 3915 Market Street
Aston, PA 19014

Phone (610) 494-8050

Email steve@asplant.com

Fax

Justification

Spring tree planting campaign for 104 street and park trees
COSTARs pricing at \$525/tree

TOTAL AMOUNT TO BE PAID:	\$ 54,600.00
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Reference (select one) Quote SOW SA State Contract

BOROUGH OF WEST CHESTER

Finance Department Use Only
Purchase Order Number



PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Joshua B. Lee, Chief of Police

SUB: PURCHASE ORDER REQUEST

DATE: 2/20/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Brandywine Valley SPCA

Contact David Achuff

Address 1212 Phoenixville Pike
West Chester, PA 19380

Phone (484) 302-0018

Email accounting@bvspca.org

Fax

Justification

2026 Annual Contract

TOTAL AMOUNT TO BE PAID:	\$ 15,000.00
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Reference (select one) Quote SOW SA

BOROUGH OF WEST CHESTER



PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Parking Services

SUB: PURCHASE ORDER REQUEST

DATE: 3/3/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Butts Ticket Systems

Contact Mitch Butts

Address

Phone (610) 869-7450

Email

Fax

Justification

2026 Communications Fee

TOTAL AMOUNT TO BE PAID:	\$ 36,180.00
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Reference (select one) Quote SOW SA State Contract

BOROUGH OF WEST CHESTER

Finance Department Use Only
Purchase Order Number



PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Michael Findley

SUB: PURCHASE ORDER REQUEST

DATE: 3/2/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Usalco

Contact Anja Doyle

Address 2601 Cannery Avenue
Baltimore, MD 21226

Phone (410) 354-0100

Email www.usalco.com

Fax (410) 918-2240

Justification

For purchase of DelPAC 1000 (Aluminum Chloride Hydroxide Sulfate) for phosphorus removal.
5,000 gallons @ \$3.056 a gallon.

TOTAL AMOUNT TO BE PAID:	\$ 15,280.00
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Reference (select one) Quote SOW SA State Contract

BOROUGH OF WEST CHESTER



PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Sean Mitchell

SUB: PURCHASE ORDER REQUEST

DATE: 3/3/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor USALCO

Contact Tom Dobson

Address 2601 Cannery Ave.
Baltimore, MD 21226

Phone (410) 354-0100

Email tdobson@usalco.com

Fax (410) 918-2240

Justification

Goose Creek purchase of Aluminum Chloride Hydroxide Sulfate(DelPac 1525) for phosphorous removal. Used 33,000# at \$0.3100 for total price per load.

TOTAL AMOUNT TO BE PAID:	\$ 10,230.00
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Reference (select one) Quote SOW SA State Contract

BOROUGH OF WEST CHESTER

Finance Department Use Only
Purchase Order Number



PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Donald Anderson

SUB: PURCHASE ORDER REQUEST

DATE: 3/2/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Chemical Equipment Labs of DE

Contact David Slusser

Address

3920 Providence Road, Ste. A
Newtown Square, PA 19073

Phone (610) 497-9390

Email

Fax

Justification

Salt purchases for snow events.

TOTAL AMOUNT TO BE PAID:	\$ 33,677.10
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Reference (select one) Quote SOW SA State Contract

BOROUGH OF WEST CHESTER

Finance Department Use Only
Purchase Order Number



PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Parking Services

SUB: PURCHASE ORDER REQUEST

DATE: 2/19/2026

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Colonial Parking

Contact Colonial Parking

Address

Phone

Email

Fax

Justification

Working Capital for 1 month (Bicentennial and Chestnut Street Garage)

TOTAL AMOUNT TO BE PAID:	\$ 48,475.00
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Reference (select one) Quote SOW SA State Contract



Borough of West Chester

401 East Gay Street, West Chester, Pennsylvania 19380

Telephone: 610-692-7574 Facsimile: 610-436-009

www.west-chester.com

Borough Council

Nicole Scimone, President

Bernie Flynn, Vice-President

Jerome Szczepaniak

Bryan Travis

Brian McGinnis

Stephen Marvin

Lisa Kearns

Mayor

Lillian L. DeBaptiste

Borough Manager

Sean Metrick

Memorandum

To: Sean Metrick, Borough Manager

From: Don Anderson, Public Works Director

Date: March 13, 2026

Re: 2026 Supply and Delivery of Aluminum Chloride Hydroxide Sulfate

We opened bids on Thursday, March 12th, 2026 for 2026 Supply and Delivery of Aluminum Chloride Hydroxide Sulfate. Attached is a bid tabulation.

We reviewed USALCO's bid documents and the bid is responsible. We recommend that a contract be awarded to USALCO for the unit prices shown in the bid tabulation.

West Chester Borough					
2026 Supply and Delivery of Aluminum Chloride Hydroxide Sulfate					
Bid Analysis					
		Total Bids			
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Qty.</u>	<u>Unit Price</u>	<u>USALCO</u>
1	Supply and Delivery of Aluminum Chloride Hydroxide Sulfate to Taylor Run WWTP	GAL	50000	\$ 3.44	\$ 171,785.00
2	Supply and Delivery of Aluminum Chloride Hydroxide Sulfate to Goose Creek WWTP	GAL	32000	\$ 3.36	\$ 107,513.60
Totals					\$ 279,298.60



Borough of West Chester

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Lisa Kearns

Mayor

Lillian L. DeBaptiste

Borough Manager

Sean Metrick

Memorandum

To: Sean Metrick, Borough Manager

From: Don Anderson, Public Works Director

Date: March 13, 2026

Re: 2026 Supply and Delivery of Soda Ash

We opened bids on Thursday, March 12th, 2026 for 2026 Supply and Delivery of Soda Ash. Attached is a bid tabulation.

We reviewed Thatcher Company of New York, Inc.'s bid documents and the bid is responsible. We recommend that a contract be awarded to Thatcher Company of New York, Inc. for the unit prices shown in the bid tabulation.

West Chester Borough
2026 Supply and Delivery of Soda Ash
Bid Analysis

Total Bids											
No.	Description	Unit	Qty.	Unit Price	<u>Thatcher Company of New York, Inc.</u>	Unit Price	<u>PVS Nolwood Chemicals, Inc</u>	Unit Price	<u>Univar Solutions USA LLC</u>	Unit Price	<u>Brenntag Northeast LLC</u>
1	Supply and Delivery of Soda Ash, estimated 200 Tons per year for two (2) years	Tons	400	\$ 504.95	\$ 201,980.00	\$ 514.00	\$ 205,600.00	\$ 515.18	\$ 206,072.00	\$ 518.44	\$ 207,376.00
Totals					\$ 201,980.00		\$ 205,600.00		\$ 206,072.00		\$ 207,376.00