



BOROUGH OF CHESTER HEIGHTS
53 W Baltimore Pike 2nd floor
P. O. Box 658
Chester Heights, PA 19017
Regular Council Meeting Minutes
April 7, 2025, at 7:00 pm

Call to Order President Marta Driscoll called the meeting to order at 7 pm and led all those in attendance in reciting the Pledge of Allegiance.

Roll Call Marta Driscoll, President
Natalie Young, Vice President
Drew Baum, Councilmember
Timothy Hudak, Councilmember
Anne Searl, Councilmember
Ginamarie Ellis, Mayor

Officials Present Alex Baumler Esq., Solicitor
Mike Kissinger, Engineer

Public Comment: No Report

Approval of Meeting Minutes

Regular Council Meeting Minutes for March 3, 2025

MOTION: Upon Motion, Council (Young | Hudak) voted and unanimously approved the Regular Council Meeting Minutes for March 3, 2025.

General Meeting Minutes for March 17, 2025

MOTION: Upon Motion, Council (Young | Hudak) voted and unanimously approved the General Meeting Minutes for March 17, 2025.

Approval of Cash Disbursements – From March 4th through April 7th

MOTION: Upon Motion, Council (Young | Searl) voted and unanimously approved the General Fund cash disbursements in the amount of \$79,880.53.

MOTION: Upon Motion, Council (Young | Hudak) voted and unanimously approved the Liquid Fuels cash disbursements in the amount of \$10,067.91.



Fire Protection Fund Balance sheet only

ARPA Balance sheet only

Secretary's Report:

- The LSA walking trail grant reimbursement of \$43,187 was received
- ARPA funds reporting is due at the end of April
- Delco Greenways grant request was submitted to 90% of \$500,000 funds for Powell property
- Darlington Woods permits were paid for today after multiple notifications
- Natural Lands Task Force public meeting will be held Thursday, April 10th with 25-30 RSVP's
- John Lesky's award was ordered and is ready for pick up
- Police representative Quinton Bryant received a promotion and his replacement is pending
- There was a noise complaint about J&K Trash servicing Wawa round midnight

Solicitors' Report:

- Hearing for the Amended Zoning Ordinance is scheduled for April 21st.
- The fire tax referendum will not proceed as planned
- The county election bureau determined that non-binding advisory questions are not allowed on ballots
- Decisions about the fire tax will be discussed while planning the 2026 budget

Engineer's Report:

Resolution #2025.04.A Grant Application

- There was a discussion on stacking grants to resource the work that needs to be done on the trail
- The LSA grant can be used to match funds in helping to make the trail ADA compliant

MOTION:

Upon Motion, Council (Young | Hudak) voted and unanimously approved Resolution #2024.04.A to apply for the DCNR grant to complement the LSA grant for paving the Chester Heights Trail.

School Bus Sign

- Pennoni requested a quote from Higgins regarding the school bus signs and discussed installing the signs once they arrive



Valleybrook Stormwater

- The work on the Valleybrook stormwater will begin at the end of this month

Mattson Bridge

- County representatives from Vision Zero will attend the May 5th Regular Council Meeting to give a presentation on the Mattson bridge replacement

Road Master's Report

- The polls from PECO have been cleared
- PA One Calls have been cleared

Fire Marshall's Report:

- Darlington Woods HOA now requires an annual fireplace and dryer vent cleaning for all units
- There were trees down in Darlington Woods from the storm
- There was a discussion on the use of ventless dryers in apartment complexes
- There were two fire emergencies reported in the borough this month
- The fire emergency on Bishops Dr. did not have working smoke detectors in the home
- One resident that experienced a fire emergency is asking for a fire report

Building/Zoning Officer Report:

- Pat McFadden will meet with Darlene Kurten and Christiana Barbour to review the permit process
- Pat discussed processing the signage permit for Cardiology Consultants of Philadelphia

Committee Reports:

Finance and Administration

- i. **Consider Motion – Iron Workers CD Roll Over Total Amount \$54,935.65 interest rate is 4.01% APY 4.15%**
 - President Marta Driscoll discussed the CD is maturing and is asking for a motion to roll over the CD into a one-year CD at the rate of 4.01% with an APY of 4.15%
 - The borough is on schedule for the budgeted interest rate earnings
 - The borough is currently at \$11,400.00 interest to date
 - Rolling over the CD would give the borough another \$2,000.00 interest earnings

MOTION:

Upon Motion, Council (Young | Hudak) voted and unanimously approved to roll the CD over another year at the rate of 4.01% APY 4.15%.



ii. Resolution #2025.04.B Public Relations Officer Position

- Resolution No. 2025.04.B A Resolution establishing the position of Public Relations Officer for the Borough of Chester Heights and defining the role and responsibilities.
- Council discussed the position of Public Relations Officer and decided to revisit the discussion during the General Meeting scheduled for April 21st.

iii. Consider Motion – Comprehensive Plan Task Force – New Members: Fred Hamel and Jessica Wood

MOTION: Upon Motion, Councilmember Drew Baum motioned to add Mayor Ginamarie Ellis as a member of the Comprehensive Plan Task Force. No second was made, therefore motion failed.

MOTION: Upon Motion, Council (Hudak | Young) voted and unanimously approved new members Fred Hamel and Jessica Wood to the Comprehensive Plan Task Force.

iv. Resolution #2025.04.C Consider Motion Resolution 2025.01.A to update Borough Match Commitment for the CHFC FEMA Hazard Mitigation Grant due to increased project cost of generator replacement.

- In January Council approved a motion to apply for grant to purchase a generator for the CHB Fire Company
- The original motion was for the total cost of \$50,000.00 with a match of from the borough of \$12,500.00
- After reviewing the quotes for the replacement generator, the total cost of replacing the generator will be closer to \$96,515.00
- The borough would need to commit to \$24,150.00 to purchase the generator

MOTION: Upon Motion, Council (Young | Hudak) voted and unanimously approved to adopt Resolution 2025.04.C to update match commitment for the CHFC FEMA Hazard Mitigation Grant due to increased project cost of generator replacement.

Community Engagement:

- A special thank you to the volunteers, Darlene Kurten, and Christiana Barbour for providing the indoor venue for the Easter Egg Hunt
- Thank you to the Chester Heights Fire Company for providing transportation for the bunny

Library Report:

- You can visit the library's website to view the programs offered by the library
- Susan Sternberg is retiring, and Raina Whitwright will be taking her place



Library Proclamation:

- In recognition of National Library Week Mayor Ginamarie Ellis read the Library Proclamation
- President Marta Driscoll and Mayor Ginamarie Ellis presented Debbie Miller with the Library Proclamation

Public Safety:

Consider Motion – Ivy Lane & Mildred Lane- Signage

- “School Bus” signs will be ordered and installed going towards Mildred Lane along with two additional signs at the end of Summit Lane
- One of the signs will be in Concord Township
- Darlene Kurten will contact Concord Township and inform them about the sign being installed

MOTION:

Upon Motion, Council (Young | Searl) voted and unanimously approved not to exceed more than \$2,000.00 for the purchase and installation of signs.

PSP Report:

This month’s crime report is as follows:

- We had sixty-six crimes last month.
- There were fifteen requests for service
- Ten motor vehicle accidents
- Sixteen traffic enforcement stops

2025 Fire Chief Report for :

- There were 22 calls (9 Chester Heights, 7 Concord, 4 Thornbury, 1 Aston, 1 Middletown)
- There were 6 car accidents and 8 building responses
- There were some fires this past month
- There was one gas leak and one elevator rescue
- Councilmember Timothy Hudak discussed the ongoing issue coordinating cleanup of the wires between PECO, Comcast, and Verizon
- There will be a clean-up event on April 26th to address Valleybrook Rd.

Infrastructure and Public Works

Route 1 & Valleybrook Rd. – Clean up and Gateway Sign Easement

- The area needs to be cleaned up



- The corner is owned by PennDOT
- Scott's Landscaping submitted a quote of \$1,300 to clean up the corner
- The property owner Trish Williams spoke about the damage on the corner that comes from accidents that have happened
- Trish Williams contacted PECO and learned that PECO did not put the pole on the corner
- Trish Williams was instructed by PECO to contact the borough
- The borough will contact the PennDOT manager for our area to get clarity on moving forward with cleaning up that area
- Engineer Mike Kissinger will follow up with PennDOT regarding the property line
- Council will continue the discussion about cleaning up at the next council meeting

MOTION: Upon Motion, Council (Hudak | Young) voted and unanimously approved the cleanup at Route 1 and Valleybrook Rd. in the amount of \$1,300.

Mayor's Report:

Mayor's Office Hours Report

- Mayor Ginamarie Ellis held a total of 4 office hours
- Mayor Ellis held discussions with residents that addressed the clean up on Rte.1 & Valleybrook Rd., cleaning storm drains, the removal of the cement barrier with graffiti from the park, and inquiries about the new building on Valleybrook Rd.
- Mayor Ellis will continue to hold office hours twice a month

Mayor's History Lesson for April 2025

- Mayor Ginamarie Ellis shared an article she wrote titled "The Tolerance Triangle"
- The article highlighted how Chester Heights area influenced the First Amendment religious freedom clauses

Old Business:

Steep Slope Ordinance

- Council approved forwarding the Steep Slope Ordinance for review
- Mike Kissinger will identify properties with steep slopes in the borough and prepare a report

Powell Property Acquisition – Councilmember Drew Baum

The following was discussed during the Powell Property Acquisition portion of the agenda:

- Credit for the Powell property acquisition



- Press release content and the recognition of contributors
- The anonymous donors whose names were publicly shared
- A response letter from one of the anonymous donors was shared stating their feelings about the anonymous names being disclosed to the public

PA Sunshine Act – Councilmember Drew Baum

- Councilmember Drew Baum discussed the importance of transparency when communicating

New Business:

Public Comment: No comment

Adjournment: Upon Motion, Council (Hudak | Young) voted and unanimously approved to adjourn the meeting at 9:04 pm.

*Councilmember Anne Searl left the meeting at 8:46 pm

Respectfully submitted,
Christiana Barbour