



**Minutes of the Regular Council Meeting
Of the Borough of Chester Heights
The Village of Valleybrook – Clubhouse
265 Bishops Dr., Chester Heights, PA 19017
December 6, 2021**

Call to Order President Baum called the public meeting to order at 7:00 p.m. and led those in attendance in the reciting of the Pledge of Allegiance.

Members Present Drew Baum, President
Ginamarie Ellis, Vice President
Laura M. Lim, Pro Tem
Bob Adams, Council
Natalie M. Anderson, Council
Susan Clarke, Council
Fred Wood, Mayor

Officials Present Gerald C. Montella, Esq., Solicitor
Matthew R. Houtmann, P.E., Engineer

2022 Public Budget Hearing:

Solicitor Montella presented the 2022 Public Budget Hearing, considering the final adoption of the Borough of Chester Heights 2022 Budget.

E-1 – Proof of Publication – Delaware County Times, Borough of Chester Heights, Public Notice of the 2022 Budget Hearing required by the Borough Code.

October 25, 2021, WS Meeting the 2022 Draft Budget was presented.

November 1, 2021, Regular Council Meeting, review of proposed 2022 Budgets.

November 12, 2021, 2022 Budget, open for public viewing Monday thru Friday at the Borough office from 9:00 a.m. to 3:00 p.m. 2022 Budget was also posted on the Borough's website for the public to view.

November 12, 2021, through November 25, 2021 – 10-day public inspection period, as advertised.

The Borough received 4 written comments – received and reviewed by the finance committee.

E-1-A Marta Driscoll – November 21, 2021

E-1-B Aron Nathans –

E-1-C Ron Surkin – November 23, 2021

E-1-D Tim Searl – November 24, 2021

Pro-Tem Lim presented the proposed 2022 Budgets:

2022 General Fund Budget: \$721,072.00 Total Revenue \$721,072.00 Total Expense

Changes to the 2022 General Fund Budget included the 2% discount offered for early payments made to Maryann Furlong, Tax Collector.

Changes and answers:



Miscellaneous grants: 1) PECO Green Grant \$10,000.00. 2) Natural Lands Trust Grant awarded \$50,000.00 monies not received yet.

Solicitor & Engineer reimbursement escrow pass through.

The carryover was increased by \$11,000.00

Total changes in revenue totaled \$11,048.00.

Expense changes, audit engagement letter for 2022 audit was received, bookkeeping fees, and tax collection, also solicitor and engineer's reimbursement escrow pass through. The fire department requested the water training fee of \$9,500.00 be carried over to the 2022 budget.

IRA transfer of \$3,000.00 was carried over into the 2022 budget.

General liability insurance for the new park playground equipment increased by approximately \$500.00.

2022 American Rescue Plan Budget: \$252,663.32 Total Revenue - \$235,000.00 Total Expense

Additions to this budget included:

103 Baltimore Pike Storm Sewer \$90,000.00

Bonnie Lane \$30,000.00

Wawa Road \$30,000.00

MS4 Storm Basins \$70,000.00

Engineer Expenses \$15,000.00

2022 Fire Protection Budget: \$93,995.00 Total Revenue - \$87,444.00 Total Expense

\$6,551.00 Unallocated Funds

Changes primarily due to letter received on November 15, from county tax assessment board, in the amount of \$499,703,635.00. Due to refunds needed to be made, Sam Iannucci would like reimbursements to come out of the unallocated funds.

2022 Liquid Fuels Budget: \$82,614.00 Total Revenue - \$82,614.00 Total Expense

Changes made to this budget included:

Prior carryover was \$30,000.00 changed to \$30,495.00. Revenue changes.

Due to an increase with PECO the expense for traffic lights was \$500.00 increased to \$533.00, streetlights were \$7,000.00 increased to \$7,462.00.

Solicitor Montella inquired if Council or the Mayor had any questions or comments. No questions or comments made.

Solicitor Montella asked the public for comments:

Marta Driscoll – 458 A Lenni Road – Requested total amount for the MS4 – American Recovery Fund.

Engineer Houtmann answered \$70,000.00 was approved under the American Recovery Fund Budget.

Presentation to come covering these concerns after the 2022 Budget Hearing.

Tim Searl – 369 Valleybrook Road – Concerns on adding lighting to the Community Park, light pollution, and nighttime solicitation.

Pro Tem Lim addressed the concerns and notified the public, the amount of \$37,000.00 for lighting at the park included a feasibility study. The engineer will create a feasibility study and submit to Council. The public will be notified, and discussion will be held during a public meeting.

The intent is to not proceed without a feasibility study and conferring with residents.

President Baum reported that without a lighting design the feasibility study cannot be completed.



As soon as information is gathered and reports are completed the plan will be provided to residents to discuss impact, if any. Borough Council is working on updating the park by researching different projects for use so residents can enjoy the outdoor space. President Baum reported the park has already had upgrades and looks better than it has in 3 years.

Tim Searl – 369 Valleybrook Road – Also had concerns about the proposed port -a- potty at the park, reasons of natural cleanliness and commercial vehicle traffic.

President Baum suggested the port-a-potty would help families and also control some possible bathroom situations. President Baum also realizes the possible issues of having the portable potty for unwanted attention and agrees that if it creates unwanted attention, it can be removed, if the Borough decides to place the port-a-potty at the community park. Pro Tem Lim added the Borough had placed a port-a-potty at the community park for family day, resident's comments included the use of the port-a-potty on-site was extremely helpful.

Adjournment of the 2022 Budget Hearing:

Solicitor Montella requested a Motion to adjourn the 2022 Budget Hearing at 7:19 p.m.

MOTION

Upon Motion, Council (Baum/Lim) voted and unanimously approved to adjourn the 2022 Budget Hearing.

Trooper Jessica Tobin Reported:

DUI's, theft, retail/theft, and identity thefts = 0, crashes = 4, traffic stops increased due to holiday season, vehicle break-ins increased, burglaries = 2, and property crimes = 0.

November 19, 2021, 49 Baltimore Pike, rear alarm activation, State Police responded and handled all issues and currently under investigation.

Statewide over holiday season: 1,155 crashes – 5 fatal, 533 DUI arrests, Concord Township had over 11 vehicle break-ins. Please notify the police station if anyone is planning to go away for the holiday season, Trooper Tobin recommends extra patrol is available to keep everyone safe.

Public Comment: **No Report**

Approval of the November Meeting Minutes

November 1, 2021, Regular Council Meeting Minutes

MOTION

Upon Motion, Council (Lim/Ellis) voted and unanimously approved the Regular Council Meeting Minutes from November 1, 2021.

November 22, 2021, Work Session Meeting Minutes

MOTION

Upon Motion, Council (Anderson/Lim) voted and unanimously approved the Work Session Meeting Minutes from November 22, 2021.



Request to revise the October 2021 Treasurer Report – Gessler – Heather Lane Storm Drain – Listed in the amount of \$34,800.00, change request amount to \$34,500.00. This will not change the Expenditure Amount on reporting. Correct amount of \$34,500.00 was paid to Gessler.

MOTION

Upon Motion, Council (Ellis/Adams) voted and unanimously approved the revision to the October 2021 Treasurer Report. Correction for Gessler – Heather Lane Storm Drain – Amount was \$34,800.00 to the correct amount of \$34,500.00.

Approval of the November 2021 Treasurer Report

Receipts		Source
Real Estate Transfer	\$ 26,298.61	Treasurer of Delaware County
3rd Qtr Franchise Fee	\$ 9,212.00	Verizon
October Collections	\$ 574.41	Maryann D Furlong, TC
October Remit	\$ 269.34	Treasurer of Delaware County
Local Service Tax	\$ 6,395.93	Berkheimer
Court Fines	\$ 121.06	District Cour 32-2-38
State Police Fines	\$ 394.92	Department of Transportation
U&O Inspection	\$ 90.00	9 Ashley Ct
U&O Inspection	\$ 90.00	254 Stanton Ct
U&O Inspection	\$ 90.00	6206 Lydia Hollow Dr
U&O Inspection	\$ 90.00	110 Briarcliff Ct
Bldg Permit	\$ 125.00	13 Ashley Ct
Bldg/Elec Permit	\$ 290.00	160 Heather Ln
Temp Tent Permit	\$ 550.00	Wawa Corp
Zoning Hearing Fee	\$ 500.00	2 Ivy Ln
Bldg/Elec/Plmg Permt	\$ 830.00	17 Bonnie Ln
Reimburse Eng/Sol Invc	\$ 13,184.00	Rose Hill
Reimburse Eng/Sol Invc	\$ 2,316.50	LeNape Valley
Reimburse Eng/Sol Invc	\$ 1,539.00	Rose Hill
Reimburse Eng/Sol Invc	\$ 728.75	53 W Baltimore Pk
Reimburse Eng/Sol Invc	\$ 29.00	Rose Hill
Reimburse Eng/Sol Invc	\$ 14.50	53 W Baltimore Pk
Fire Hydrant Reimburse	\$ 72.60	Merril Gardens
Fire Hydrant Reimburse	\$ 181.50	Madison
Fire Hydrant Reimburse	\$ 181.50	Brookefield
Fire Hydrant Reimburse	\$ 399.30	Darlington Woods
TOTAL	\$ 64,567.92	

Fund Balances,

Certificates of Deposit Balance

Business Money Market 0.55%	\$ 50,021.33	Malvern Bank
EBond	\$ 15,000.00	Bryn Mawr Trust



Total Certificates of Deposit	\$ 65,021.33	
General Fund Balance		
PLGIT GF/Class 11/30/21 @ 0.01%	\$ 213,126.97	PLGIT General Fund
PLGIT GF/Prime 11/30/21 @ 0.04%	\$ 700,124.34	PLGIT General Fund
CH General Fund 11/30/21 @ 0.10%	\$ 305,345.87	Santander #5032
Money Manager 11/30/21 @ 0.10%	\$ 9,601.51	Santander #4079
Road Improv Fund 11/30/21 @ 0.10%	\$ 62,925.88	Santander #4060
American Rescue Plan 11/30/21 @ 0.10%	\$ 143,556.55	Santander #5024
Total Funds	\$ 1,434,681.12	
PA Liquid Fuels Fund Balance		
Checking Account 11/30/21 @ 0.01%	\$ 101,720.73	PLGIT Acct #5116038
Open Space Fund Balance		
PLGIT/I-Class 11/30/21 @ 0.01%	\$ 12,227.99	PLGIT Acct #5116056
Fire Protection Fund Balance		
Fire Protect Fund Check 11/30/21	\$ 6,040.70	BMTC Fire Protect Fund #9579
Expenditures		
December Rent	\$ 1,500.00	Chester Heights Fire Company
Fire Safety Inspections	\$ 450.00	Chester Heights Fire Company
Fire Safety Inspections	\$ 512.00	Chester Heights Fire Company
Temp Tent	\$ 110.00	Chester Heights Fire Company
Office Cleaning	\$ 160.00	Brenda Martin Cleaning Services
Meeting Room Rental/3 Mtgs	\$ 450.00	Village of Valleybrook
Monthly Storage Fee	\$ 312.70	Mini U Storage
Water Service/DiSalvo Park	\$ 3,560.00	Chester Water Authority
Water Service/Community Park	\$ 4,660.00	Chester Water Authority
Septic/209 Wawa Rd	\$ 80.50	Catania Engineering Assoc, Inc.
Septic/279 Llewellyn Rd	\$ 265.01	Catania Engineering Assoc, Inc.
Septic/327 Baltimore Pk	\$ 496.88	Catania Engineering Assoc, Inc.
Reimburse/53 Baltimore Pk	\$ 728.75	Catania Engineering Assoc, Inc.
Sewer Mapping	\$ 331.26	Catania Engineering Assoc, Inc.
SEO Research/Smithbridge	\$ 66.25	Catania Engineering Assoc, Inc.
Sewer Mapping	\$ 192.00	Catania Engineering Assoc, Inc.
Reimburse/53 Baltimore Pk	\$ 33.13	Catania Engineering Assoc, Inc.
Fire Safety Inspections	\$ 401.48	Richard Jensen
Various Bldg Permits	\$ 1,610.65	Richard Jensen
Fire Safety Inspections	\$ 1,724.23	Richard Jensen



4th Qtr Stipend	\$	165.06	Richard Jensen
Plaques	\$	120.00	Sandrose Trophies
Historic Signage	\$	1,995.00	Legacy Signs
DiSalvo Sign	\$	4,961.00	Legacy Signs
IT Service	\$	480.00	Delta Computer Services
Council Compensation	\$	223.05	Drew Baum
Council Compensation	\$	223.05	Bob Adams
Council Compensation	\$	223.05	Ginamarie Ellis
Council Compensation	\$	223.05	Natalie Anderson
Council Compensation	\$	223.05	Dave Firsker
Council Compensation	\$	223.05	Susan Clarke
Mayor Compensation	\$	223.05	Laura Lim
Zoning Officer Compensation	\$	223.05	Fred Wood
Emergency Tree Work/Valleybrk Rd	\$	285.00	Richard Jensen
Emergency Tree Work/Logtown Rd	\$	650.00	Springfield Tree
Remove Tree/Veg Park	\$	2,450.00	Springfield Tree
Emergency Tree Work/Walnut Hill Blvd July	\$	650.00	Springfield Tree
Emergency Tree Work/Valleybrk Rd	\$	450.00	Springfield Tree
Emergency Tree Work/Walnut Hill Blvd Oct	\$	850.00	Springfield Tree
Property Maintenance Invc #95-99	\$	1,529.00	Scott's Lawn Service
Website Update	\$	30.00	PSAB
PSAB Training	\$	45.00	PSAB
General Matters	\$	2,204.00	Gerald C Montella, Esq.
Reimburse/Rose Hill	\$	29.00	Gerald C Montella, Esq.
Reimburse/53 Baltimore Pk	\$	14.50	Gerald C Montella, Esq.
Tax Collector Postage	\$	58.00	USPS
Tax Collector Supplies	\$	38.15	Maryann D Furlong, TC
Road Mst/EMC Compensation	\$	792.24	Larry Ward
Fire Marshal Compensation	\$	285.06	Michael Ciocco
Fire Marshal 4th Qtr Stipend	\$	165.06	Michael Ciocco
Fire Marshal Temp Tent	\$	392.57	Michael Ciocco
Legal Adv	\$	854.84	21st Century Media
Legal Adv	\$	130.99	21st Century Media
Lunch w Santa	\$	31.99	Oriental Trading
Lunch w Santa	\$	19.08	Dollar Tree
Recording Sec Compensation	\$	2,537.88	Darlene Kurten
PECO TL	\$	45.52	PECO
PECO SL	\$	304.04	PECO
Phone/Office	\$	106.99	Verizon
Phone/Fire Marshal	\$	30.94	Verizon



Open Records Officer Compensation	\$	521.94	Megan Killian
Office Expense	\$	45.00	Constant Contact
Office Expense	\$	56.17	Adobe
Office Expense	\$	145.69	Office Basics
PA Payroll	\$	477.68	PA Dept of Rev
941 Payroll	\$	3,637.46	EFTPS
Sec/Treas Compensation	\$	4,065.22	Susan Timmins
Financial Consult	\$	880.49	Barbara Bedekapp
Meter Usage	\$	96.77	Graffen
Dig Notification	\$	28.02	PA One Call
Copier/Scanner	\$	153.73	De Lage Landen
3 Hydrants	\$	109.95	Aqua Pennsylvania
47 Hydrants	\$	1,579.26	Chester Water Authority
Total Expenditures	\$	54,150.58	

PA Liquid Fuels Fund Expenditures

Stoney Bank/Balt Pk TL	\$	5,175.00	Charles A Higgins & Sons
Vallybrk/Balt Pk TL	\$	182.00	Charles A Higgins & Sons
Smthbrg/Vallybrk TL	\$	1,449.18	Charles A Higgins & Sons
	\$	6,806.18	

Fire Protect Fund Expenditures

American Rescue Plan Expenditures

MOTION Upon Motion, Council (Lim/Anderson) voted and unanimously approved the November 2021 Treasurer Report.

Correspondence: Vice President Ellis received correspondence for the 2022 Budget Hearing, also a resident inquiring issues about the Wawa Road Bridge – repairs to be made next year through the American Recovery Act Plan, also an offensive flag reported on Lenni Road which is not in Chester Heights.

INSPECTOR'S REPORTS

Building Inspector Richard Jensen Councilwoman Clarke reported two permits have been issued in the month of November. One for a kitchen and one for a new HVAC. Fire inspection continued at Madison with 160 units completed. A number of emergency lights need replacing and the maintenance people have been working on them. An enforcement notice has been issued on 2 Ivy Lane. The use is in violation of Borough Code. The property owner has filed an application to appeal the notice to the ZHB. Solicitor Montella suggested Council hold an Executive Session for any further discussion for 2 Ivy Lane.

Fire Marshal Mike Ciocco Vice President Ellis reported: There were six incidents that required follow-up. Residents are reminded that 'tis the season' for fires. Never leave a candle burning unattended.



Households with Automatic Fire Alarms, be aware of burning microwave popcorn, unattended cooking, and excessive dust in the air will set off ceiling units. Fire alarms are doing what they are designed to do. The Fire Company will always respond.

As winter approaches, fireplaces and wood stoves are used more often. The smell of wood burning permeates throughout the neighborhood. This should not be cause for immediate alarm.

Sewage Enforcement – No Report

Mike Ciocco

EMC – Roadmaster

Larry Ward

Roadmaster Ward updated Council: The large rock on Valleybrook Road has been removed which caused several car accidents. The orange cones along the guardrail on Valleybrook Road near the Powell property, have fallen down into the roadbed. The gap between the guardrail and roadbed increased. Engineer Houtmann has received notice from PennDOT about this issue, PECO has inspected the site in question, ordered supplies and issue should be fixed as soon as supplies are received.

EMC Ward updated Council that he has been working on the draft hazard mitigation plan that Council will need to approve when completed. Lenni Road down near Westlake Plastics typically is the area of concern.

PA 1 calls have slowed down this past month and everything was cleared. Majority received were not on Borough property.

SOLICITOR REPORTS

Solicitor Montella requested a Motion to Ratify 53 W Baltimore Pike – Extension Letter.

Solicitor Montella advised Mr. Damico sent a 90-day extension letter request on November 12th.

The current land development plan ends on November 24, 2021. If approved the 90-day extension date will be February 24, 2022. Solicitor Montella requested Council to approve the 90-day land development extension through February 24, 2022.

Ratify Motion

Upon Motion, Council (Baum/Lim) voted and unanimously approved to Ratify Motion for the Extension Letter – 53 W Baltimore Pike, 90 Day extension, February 24, 2022.

Solicitor Montella requested a Motion to Ratify – 2022 Animal Control Contract.

The current agreement ends December 31, 2021, Solicitor Montella requested Council approve a new one-year contract starting on January 1, 2022, and ending on December 31, 2022, without any new changes to the agreement. Mr. Strickler agreed to these terms with the Borough office and requested Solicitor Montella to proceed with the new agreement. In 2021, the Borough incurred no fees for dog relocation, as opposed to spending approx. \$7,000.00 the previous year.

President Baum requested a Motion to approve the January 1, 2022, through December 31, 2022, Animal Services Agreement – Allen R. Strickler.

Ratify Motion

Upon Motion, Council (Baum/Adams) voted and unanimously approved to Ratify Motion for the 2022 Animal Control Contract – Allen R. Strickler.

Solicitor Montella requested a Motion to Ratify the Chester Water Authority Contracts:

Solicitor Montella presented two (2) contracts from Chester Water Authority:

Water Service – DiSalvo Park – Valleybrook Road



1. Connection Fee	\$1,100.00
2. Capacity Part (standard 5/8" x 3/4" meter)	\$1,160.00
3. Distribution Part	\$1,000.00
4. Customer Facilities Fee (standard)	\$ 225.00
5. Security Deposit for Business Office	<u>\$ 75.00</u>
Total Cost	\$3,560.00

Water Service – Community Park – 343 Valleybrook Road

1. Connection Fee	\$2,200.00
2. Capacity Part (standard 5/8" x 3/4" meter)	\$1,160.00
3. Distribution Part	\$1,000.00
4. Customer Facilities Fee (standard)	\$ 225.00
5. Security Deposit for Business Office	<u>\$ 75.00</u>
Total Cost	\$4,660.00

Ratify Motion

Upon Motion, Council (Baum/Anderson) voted and unanimously approved to Ratify Motion for the two Chester Water Authority Contracts.

Solicitor Montella requested a Motion to Ratify the plumbing proposal from Hammond & Co. for the plumbing installation at the DiSalvo Park and Community Park.

1. Russ N.I. Plumbing Estimate \$2,600.00 for each –DiSalvo & the Community Park
2. Hammond & Co., Inc. Estimate \$2,275.00 for each – DiSalvo & the Community Park

Ratify Motion

Upon Motion, Council (Lim/Ellis) voted and approved to Ratify the Motion to Hammond & Co., for plumbing work at DiSalvo & the Community Park. In the amount of \$2,275.00 for each park. Councilwoman Clarke voted Nay.

Solicitor Montella requested Council to Ratify Motion for the 2021-2022 Winter Services Agreements – Amended 2-hour notice.

Solicitor Montella updated Council on the 2021 -2022 Winter Services Agreement – MOR Construction Services. There was one amendment allowing 2-hour notice which was agreeable with Borough Roadmaster. Solicitor Montella requested Council approve the 2021-2022 Winter Services Agreement with MOR Construction Services.

Ratify Motion

Upon Motion, Council (Baum/Clarke) voted and unanimously approved to Ratify the Motion for the 2021-2022 Winter Services Agreements Amended 2-hour notice.

Solicitor Montella requested Council to Ratify the Motion for the 2022 Meeting Date Location Rental Fee in the rental amount of \$150.00 per meeting.

Ratify Motion

Upon Motion, Council (Ellis/Baum) voted and unanimously approved the 2022 Meeting Date Location Rental Fee in the rental amount of \$150.00 per meeting.

Resolution # 12-21-A

Solicitor Montella presented Resolution #12-21-A honoring Fred Wood:



A Resolution of the Borough of Chester Heights, PA honoring Fred Wood for his distinguished Service to Council and as Mayor for the Borough of Chester Heights
Whereas, the Borough of Chester Heights has been blessed with many outstanding citizens during the years; and
Whereas, a few of these citizens distinguish themselves for their invaluable contributions to the Borough of Chester Heights; and
Whereas, Fred Wood, affectionately known as “Fred”, is an outstanding citizen who merits special recognition by the Borough of Chester Heights for his distinguished service over the past 25 years as a Council Member and Mayor representing our municipality and its citizens; and
Whereas, Fred was elected as a Council Member in 1992 and served as a member until July 2016. Thereafter, Fred was appointed as Mayor in February 2020 serving in both capacities with distinction until his retirement this year; and
Whereas, the Council with to thank Fred for his valuable steady. Measured, thoughtful and diligent guidance over the years; and
Now, Therefore, Be It Resolved, that Council hereby expresses their gratitude to Fred Wood for his many years of distinguished service, as Council Member and Mayor

MOTION

Upon Motion, Council (Ellis/Adams) voted and unanimously approved Resolution # 12-21-A Honoring Fred Wood for his distinguished service. Council Members thanked Fred Wood. Fred acknowledged Council and added “you cannot influence what goes on in your Country, unless you participate”.

Resolution # 12-21-B

Solicitor Montella presented Resolution #12-21-B honoring Mary Kay Beirne:
A Resolution of the Borough of Chester Heights, PA honoring Mary Kay Beirne for her distinguished Service on the Garnet Valley School District Board of Directors
Whereas, Mary Kay Beirne, affectionately known as “Mary Kay” has served as a member of the Garnet Valley School Board since being elected by the residents of the Borough of Chester Heights on February 22, 2005; and
Whereas, after 16 years of distinguished service, Mary Kay retired as a Board Member of the Garnet Valley School District and her contributions merit the recognition and thanks of the Borough and its citizens; and
Whereas, during her distinguished tenure as a school director, Mary Kay effectively represented our community’s voice in public education, participating responsibly, focused herself on serving all the children in the district, and on policies to improve student achievement; and
Whereas, the Council and Mayor wish to thank Mary Kay for her many contributions to the Borough of Chester Heights, the Garnet Valley School District and our community; and
Now, Therefore, Be It Resolved, the Council and the Mayor hereby expresses their gratitude to Mary Kay Beirne for her many years of distinguished service, her sound advice and valued counsel as the Borough’s representative on the school board for the Garnet Valley School District

MOTION

Upon Motion, Council (Clarke/Ellis) voted and unanimously approved Resolution # 12-21-B Honoring Mary Kay Beirne for her distinguished service.

ENGINEER REPORTS

Engineer Houtmann presented to Council for approval to fix the inlet at Heather Lane.
DiRosa sent an estimated amount of \$4,250.00.



MOTION

Upon Motion, Council (Adams/Ellis) voted and unanimously approved the Heather Lane project to fix the inlet by DiRosa estimated amount of \$4,250.00.

Engineer Houtmann presented MS-4 Program – Chester Heights Borough Pollutant Reduction Plan Municipal Separate Storm Sewer Program

The stormwater requirements of the Federal Clean Water Act are administered under the PA Department of Environmental Protection's Municipal Separate Storm Sewer (MS4) Program.

The EPA's Stormwater Phase II Rule establishes an MS4 stormwater management program that is intended to improve the Nation's waterways by reducing the quantity of pollutants that stormwater picks up and carries into storm sewers during storm events.

Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, carelessly discarded trash, and other illicit discharges.

When deposited into nearby waterways through MS4 discharges, these pollutants can impair waterways, thereby discouraging recreational use of the resource, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.

In December 2002, DEP issued a General Permit for use by MS4s that fall under the National Pollutant Discharge Elimination System (NPDES) Phase II program, requiring the implementation of a stormwater management program for minimizing the impacts from runoff. Under the MS4 Program, permittees (including Chester Heights Borough), are required to incorporate the six elements (known as minimum control measures, or MCMs) into their stormwater management programs:

- 1) Public Education and Outreach, 2) Public Involvement and Participation, 3) Illicit Discharge Detection and Elimination, 4) Construction Site Runoff Control, 5) Post-construction Stormwater Management in New Development and Redevelopment, and 6) Pollution Prevention and Good Housekeeping for Municipal Operations and Maintenance.

During the five-year permitting period starting in March 2018, if there are impaired streams in a Municipality, the Municipality must reduce sediment pollution loads by 10% over a five-year period. In order to achieve this goal, the Municipality must develop a Pollutant Reduction Program (PRP). The PRP shall contain the following: A: Public Participation, B: Map, C: Pollutants of Concern, D: Determine Existing Loading for Pollutants of Concern, E: BMPs to Achieve the Minimum Required Reductions in Pollutant Loading, F: Identify the Funding Mechanism, G: Identify Responsible Parties for the Operation and Maintenance (O&M) of the BMPs.

Storm Sewershed Map: Existing Roads, Residential and Commercial Developments, and Identify Drainage Areas to all Borough Roads or Publicly Owned Land

Borough of Chester Heights Watersheds: Chester Creek Watershed and West Branch Chester Creek Selected BMP's:

Chester Creek (main branch) Watershed

- 1) Retrofit storm water management basin in Rolling Heights Development
- 2) Stream Bank Restoration – 120 feet of stream in Darlington Park

Chester Creek (West Branch) Watershed

- 1) Retrofit storm water management basin in Rochford Estates Development
- 2) Stream Bank Restoration – 100 feet of stream in Valleybrook Road property

Cost Estimate: Retrofit Basin - \$43,000.00 per basin, Stream Bank Stabilization - \$20,000.00 per 100 ft of stream.



Recruiting native shrubs to stop erosion – Bioengineering for stream bank erosion control: temporary deer-exclusion fence, shrub dogwood fascines, live willow stakes, and coir log.

Mayor's Report: No Report

COMMITTEE REPORTS

School District/Education/Training/Library

Chair Susan Clarke, Debra Miller, Greg Chestnut

Councilwoman Clarke reported – Garnet Valley School Board is having their reorganization meeting tonight, therefore no report.

Debbie announced the library is working on updating its website, County Council is using funds from the American Rescue Plan for library computer updates and researching options for a library app.

Finance/Insurance

Chair Mayor Wood, Members Lim, Timmins

Mayor Fred Wood requested Council to consider adopting the 2022 Budgets.

MOTION

President Baum requested a Motion to approve the 2022 General Fund Budget.

Upon Motion, Council (Lim/Anderson) voted and unanimously approved the adoption of the 2022 General Fund Budget.

MOTION

President Baum requested a Motion to approve the 2022 American Rescue Plan Budget.

Upon Motion, Council (Lim/Adams) voted and unanimously approved the adoption of the 2022 American Rescue Plan Budget.

MOTION

President Baum requested a Motion to approve the 2022 Fire Protection Budget.

Upon Motion, Council (Lim/Anderson) voted and unanimously approved the adoption of the 2022 Fire Protection Budget.

MOTION

President Baum requested a Motion to approve the 2022 Liquid Fuels Budget.

Upon Motion, Council (Lim/Adams) voted and unanimously approve the adoption of the 2022 Liquid Fuels Budget.

Resolution # 12-21-C

Solicitor Montella presented Resolution # 12-21-C – A Resolution of the Borough of Chester Heights, Delaware County, Commonwealth of PA, Fixing the Tax Rate for the Year 2022

Now Therefore, Be It Resolved, by the Council of Chester Heights Borough, Delaware County, PA

That, a tax be the same is hereby levied on all real property within the Borough of Chester Heights, Delaware County, PA, the tax rates being the same or decreased from prior year, subject to taxation for the fiscal year 2022 as follows:

Section 1: Tax rate for general purposes, the sum of .020058 mills for each dollar of assessed valuation, or the sum of \$0.20 on each one hundred dollars of assessed valuation.

Section 2: Tax rate for the Borough Fire Services tax, the sum of 0.1782 mills for each dollar of assessed valuation, or the sum of \$0.17 on each one hundred dollars of assessed valuation.



Section 3: Tax rate for transfers of real estate within the Borough of Chester Heights, the sum of one-half of one percent (.005%) of the gross consideration for the sale of real estate being transferred.

Section 4: That any resolution, or part of resolution, conflicting with this resolution be the same is hereby repealed insofar as the same effects this resolution.

Duly adopted this 6th day of December 2021 by the Council of the Borough of Chester Heights, Delaware County, PA, in lawful session duly assembled.

Solicitor Montella requested a Motion for Council to adopt Resolution # 12-21-C.

President Baum requested a Motion for the adoption of Resolution # 12-21-C.

MOTION

Upon Motion, Council (Ellis/Lim), voted and unanimously approved the adoption of Resolution # 12-21-C. A Resolution of the Borough of Chester Heights, Delaware County, PA, fixing the tax rate for the year 2022.

Fire Company Finance

Chair Dave Firkser, Member Baum

President Baum requested Sam Iannucci to schedule the 4th Quarter Meeting, when available in January.

Nomination Vacancy

Chair Dave Firkser, Member Baum

President Baum updated Council about the vacancy on the Zoning Hearing Board. Three residents have sent in letters of interest – Ron Surkin, Rob Carminati, and Paul Weyhmuller. President Baum suggested a nomination at the next Regular Council Meeting, January 3, 2022.

Communications/Public Relations

Chair Ginamarie Ellis, Member Lim

Vice President Ellis reported the committee will be sending out a holiday card on behalf of the Borough Council and Mayor of Chester Heights and is requesting signatures so the cards can be printed and sent out.

Mayor's Event Committee

Chair Mayor Wood, Members Anderson, Ellis

Vice President Ellis updated Council the 3rd Pictures and Lunch with Santa from 11:30-1:30 at the Chester Heights Fire House was a huge success. Thank you, LaBella Vita Event Company for pictures taken, during the event 180 pictures were produced. Thank you to the Fire Company for using a section of the fire house, during event there was a fire call, and all the kids were able to see the volunteers get ready and use the fire truck, small fire everyone was ok. Thank you to Primos for the sandwiches. Thank you to the staff Darlene, Sue and Megan for retrieving the decorations from storage and setting up the event site, Gloriann for lending Santa's chair and to Santa Joe.

Historical Committee- No Report

Chair Susan Timmins, Member Anderson, Volunteers Ierati, Searl

Planning/Zoning

Chair Susan Clarke, Members Baum, Firkser

Councilwoman Clarke reported the Planning Commission Meeting is to be held on December 16, 2021.



Recommendations for the near future – discussion topic - Comprehensive Plan and to present this to the Planning Commission about updating the current Comprehensive Plan.

Engineering/Construction/Inspections- No Report

Chair Susan Clarke, Members Baum, Firkser

Ordinance/Code Review

Chair Susan Clarke, Members Baum, Firkser

Councilwoman Clarke reported improvements do need to be made and she has maintained a list of improvements.

Public Safety/Environmental - No Report

Chair Drew Baum, Member Firkser

Borough Police Protection – No Report

Chair Drew Baum, Members Jack Higgins, Rich Wood Jr., Philip Block

Borough Property/Parks/Open Space

Chair Drew Baum, Members Lim, Wood

Pro Tem Lim requested “Thoughts and Prayers” for Keith Lawless through difficult times.

Highways/Transportation - No Report

Chair Dave Firkser, Member Larry Ward

Public Utilities/Trash/Recycling

Chair Laura M. Lim, Members Anderson, Ellis

Councilwoman Clarke requested an update on DELCORA's Act 537, requesting a resolution. Solicitor Montella is waiting for a response and Engineer Houtmann supplied information of underground tunneling for sewage overload at the Philadelphia Sewer Treatment Plant. Pro Tem Lim is also waiting for SEO Mike Ciocco research and information. Follow up for January's meeting.

Old Business:

Vice President Ellis reported a dear neighbor and childhood friend has passed away, Lydia Thompson Levitt Schafer, a 50 plus year resident, condolences to the family and friends. Councilwoman Clarke requested an update for the Medical Marijuana Ordinances. Solicitor Montella is waiting for a written document from the Planning Commission before he can proceed.

New Business:

President Baum reported a letter of resignation was received from Dave Firkser. President Baum requested the vacancy be posted on the Borough's website requesting letters of interest.



Additional Period for Public Comment:

Larry Ward – Fire Company

ADJOURNMENT: Upon Motion, Council (Ellis/Anderson) voted and unanimously approved to adjourn meeting at 8:45 p.m.

Land Development Dates: **Rose Hill Lot Line**, Submitted Plans 09/24/20, Reviewed Planning Commission 10/22/20, Extension 01/20/21, Reviewed Planning Commission 05/27/21.
103-109 Valleybrook Road, Kheny Sketch Plan Submitted 03/12/21, Planning Commission Reviewed 05/27/21.
53 W Baltimore Pike, Submitted Plans 06/18/21, Planning Commission reviewed 08/26/21, Extension 11/24/21, Extension 02/24/22.

Respectfully Submitted
Darlene Kurten
Recording Secretary