

**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday May 10, 2010**

**Regular Session**

Council President Edward Simpson called the meeting to order at 7:40 p.m. and welcomed everyone to the meeting. Council members present were Council President Edward Simpson, Council Vice President Karl Marking, Messrs., Martin Eggleston, Jarrell Brazzle, Joseph Hamrick, Ingrid W. Jones and Karen Jorgenson. Staff members present included City Solicitor John Carnes, Interim City Manager, Ted Reed, Director of Urban Planning and Codes Enforcement Damalier Molina, Director of Finance Stacy Bjorhus, Fire Chief Kevin Johnson, Police Chief Julius Canale, and recording secretary Ruthann Mowday.

Mr. Simpson announced that Council met in Executive Session earlier on May 10, 2010 at 5:30 pm for the purpose of discussing Personnel and Legal.

**Approval of Minutes:** *April 26, 2010.*

Mrs. Jorgenson made a motion to approve the minutes of April 26, 2010; Mr. Eggleston seconded the motion. Motion passed 6-0-1. Mr. Hamrick abstained from the vote.

**Approval of Accounts Payable**

Mrs. Jorgenson made a motion to approve the account payable listing dated May 5, 2010; Mr. Eggleston seconded the motion. Motion passed 7-0.

Mr. Marking asked if the City has looked into another lighting company other than Lenni Electric. Mr. Reed asked Mr. Wilkinson to look into other companies.

Mr. Simpson explained the incident at First Niagara Bank. Hazardous material was removed from the bank. The material was unknown. Mr. Marking stated the material was from years ago. Mr. Simpson explained the material was buried in Gateway Park by the bomb squad and then detonated.

**Additions, Deletions or Modifications to the Agenda**

Mr. Marking made a motion to add a presentation for Walgreens to update City Council; Mrs. Jorgenson seconded the motion. Motion passed 7-0.

Mr. Marking made a motion to add Citizens Hearing to the top of the agenda for non agenda items; Mr. Hamrick seconded the motion. Motion passed 6-1-0. Mr. Brazzle was the dissenting vote.

**Citizen's Hearings – Non Agenda Items**

Mr. Simpson offered his condolences to the family of the child who passed away last week.

**Tisha Brown**

Ms. Brown inquired about the posting on the website. There was a press release posted and the posting date did not match the date of the press release. Mr. Reed explained the reason for the conflicting dates.

**Khadijah Alamin**

Ms. Alamin inquired about the City applying for the Main Street Grant. Mr. Reed explained the Redevelopment Authority can apply for the grant. The City has had the grant twice and would be hard for the City to receive a third time. Ms. Alamin asked if the City has plans for vacant buildings. Mr. Simpson

explained Council is holding a strategic Planning Session on setting goals for 3, 5, and 6 years to address issues. The outcome of the session will be made public. Mr. Reed stated a release will be made to the public.

John Pawlowski

Mr. Pawlowski presented Council with a flyer regarding graffiti. The buildings have been painted over. Mr. Pawlowski reminded everyone graffiti is a crime subject to a fine. Mr. Pawlowski asked for the City to make Ridge Avenue a one way street from Charles Street to Madison Street. Mr. Pawlowski thanked Mrs. Jorgenson for the funding for the flyers.

Linda Lavender

Ms. Lavender stated the City needs prayer not a moment of silence, look at prayer before getting started. We as a City need to look and live.

Ron Suber

Mr. Suber voiced his concerns about the young boy who was killed in the accident. Mr. Suber asked Council if they know what is going on. Mr. Simpson stated Council will not discuss the incident until an investigation has been completed. Mr. Suber asked what is happening with PAWC and the increase in the water bill. Mr. Suber stated the kids in the City are not bad kids but we need more programs in the City. Mr. Suber stated the Community Center is not open.

Tisha Brown

Ms. Brown questioned the perimeters in a residential area for a police chase. Chief Canale stated the officers monitor a pursuit and watch when to call off the pursuit. Ms. Brown asked for a copy of the pursuit policy.

Reverend Richard King

Rev. King explained the youth of the City need some type of Recreation. He pleads with Council and the police to put their heads together for the youth in the City. There are conflicting stories regarding the incident and the truth will always rise. Rev. King volunteered his services with the youth of the City. The children need some sort of Recreation Center. Mr. Reed stated the City received a \$20,000 challenge grant from Brandywine Health to open the Ash Park Pool. The challenge is to acquire an additional \$15,000. Mr. Reed announced Mr. Hicks is gearing up for the Summer Programs. The City has been operating the Community Center and a Police Substation has not been opened up there. There are 40 community organizations in Coatesville working with the youth. The Weed and Seed Program has a lot of strong plans for the Youth.

Linda Lavender

Ms. Lavender asked if the old CCA Building could be renovated into a community center. Mr. Simpson stated the City could look into it. Ms. Lavender volunteered to work side by side.

Dejerner Miles

Ms. Miles voiced her concerns for the children in the City. The Community Center is not open. The youth in the City need motivation. One idea is to get the kids to clean up the streets. The City needs to put something together for the kids. It took something like this to get the people motivated.

Dashana Maria

Ms. Maria asked what happens if the children have no parents, and nothing to do. The Center is never opened and not everyone plays basketball. Something needs to be done to motivate the youth. There was no light on Olive Street until the accident. Coatesville is slacking.

John Washington – Bureau of South Coatesville

Mr. Washington announced every Friday he attempts to have a dance for the youth. The officers came down and raided the lodge and closed it down due to lack of a permit. The officers sit in front of the lodge which deters the youth. The Coatesville Youth Initiative Program is a very good program. Mr. Washington asked if people want to be in the limelight than they can come do the work.

James Jackson

Mr. Jackson stated a cleanup is needed throughout the City. Mr. Jackson stated Mr. Whitlow will help with the youth. The youth need academics to take them to a higher level. Need a better future and deserve better opportunities. Children are our future. There are people offering to volunteer.

Martin Eggleston

Mr. Eggleston announced he was born and raised in Coatesville. He understands about the tragedy. He is a father of four daughters. What bothers him is when something bad happens is when people come out. As a responsible leader in his household, it is his duty to keep his children motivated active, busy and occupied. The City is holding onto a past so we cannot move on. We wait until something bad happens and then decide what is important. The point is, we all as a community have a responsibility and we all failed. We ball have to live hear together. Mr. Eggleston stated he loves this community. He will raise his children here, but it is his roof, his rules and his responsibility.

Jarrell Brazzle

Mr. Brazzle explained that it hurts him, when there is only community support when something happens. He stated he has been begging Council since he was sixteen years old to get more involved with Recreation. There is never support from the citizens unless something bad or tragic happens. We give the Daily Local News the negative ammunition. When there is negativity everyone shows up, when there is something positive no one is there. There have been events/programs for the youth where people have volunteered and no youth show up. Mr. Brazzle stated he fights every day for the youth. He loves the youth. It is the adults, parents not taking responsibility.

**Presentations**

1. Bob Struble, Project Coordinator of the Chester County Recycling Authority (CCCRA)

Mr. Struble gave a presentation explaining that the Authority had received a grant to purchase composting equipment for use among the member municipalities which includes Coatesville. The grant has a member matching requirement of \$33,000 based upon population. Coatesville's match is 44% or \$14,520. Mr. Struble asked Council to consider approving the costs to purchase to the composting equipment.

2. Stacy BJORHUS – March Financial Report

Ms. BJORHUS explained the year to date expenditures is \$2,078,133 and the year to date revenues is \$2,266,861. The year to date operating surplus is \$188,728. The line items to watch regarding revenues year to date are building rentals, earned income tax, inspection fees and building permits. The line items to watch regarding expenditures year to date are personnel expenses (excluding health benefits) and the Codes Department contracted services. The balance of year to date unrestricted funds is \$1,623,175 and restricted funds are \$13,626,701.

Mr. Simpson thanked Ms. BJORHUS for supplying Council with the information. Mr. Marking inquired about the budget. Mr. Reed stated he hopes to get the revision to Council by Friday. Mr.

Simpson stated the Fire Department is way over budget in overtime, and asked the Fire Chief to keep a handle on it.

3. Walgreens – Eric Seidman and Ross Weiss

Mr. Seidman announced that Walgreens has a 25 year commitment to the City. Walgreens has received zoning relief and zoning approval for the development. The construction can commence this summer. Mr. Weiss stated that although there was some basis for challenging the City's Fee in Lieu provision with respect to recreational space as it applied to the subject project, nonetheless, Walgreens was committed to pay \$10,000.00 for whatever purpose the City saw fit within 30 days after the commencement of construction following the issuance of building permits. Additionally, Mr. Weiss identified that the proposed development would have \$800,000.00 to \$1,000,000.00 in site improvements and various other benefits to the City including 8 full time jobs once the Walgreens started operation, the creation of approximately 400 jobs during the construction stages.

Mr. Marking made a motion to add to Items of Discussion #4 proposal for the City from Walgreens to receive \$10,000 from Walgreens for Parks and Recreation; Mrs. Jorgenson seconded the motion. Motion passed 7-0.

### **Special Events**

1. A Special Event Permit application was received from Reverend Patsy Ray for a Annual Church Street Meeting on May 24, 25, 26; June 28, 29, 30; July 26, 27, 28; and August 23, 24, 25, 2010 from for 7:00 pm to 9:30 pm.

Mr. Brazzle made a motion to approve a special event application from Reverend Patsy Ray for a Annual Church Street Meeting on May 24, 25, 26; June 28, 29, 30; July 26, 27, 28; and August 23, 24, 25, 2010 from for 7:00 pm to 9:30 pm; Mr. Hamrick seconded the motion. Motion passed 7-0.

2. A Special Event Permit application was received from Genesis A.M.E. Zion Church to Host a picnic for District Missionaries at Ash Park on July 24, 2010 from 11:00 am to 4:00 pm. It is anticipated 75 – 100 people will be in attendance.

Mr. Eggleston made a motion to approve a special event application from Genesis A.M.E. Zion Church to Host a picnic for District Missionaries at Ash Park on July 24, 2010 from 11:00 am to 4:00 pm. It is anticipated 75 – 100 people will be in attendance; Mrs. Jorgenson seconded the motion. Motion passed 7-0.

3. A Special Event Permit was received from the Chester County Democratic Committee for Rally on May 15, 2010 from 11:00 am to 3:00 pm at Gateway Park. It is anticipated 100 people will be in attendance.

Mr. Hamrick made a motion to approve a special event application from Chester County Democratic Committee for Rally on May 15, 2010 from 11:00 am to 3:00 pm at Gateway Park. It is anticipated 100 people will be in attendance; Mrs. Jorgenson seconded the motion. Motion passed 7-0.

### **Items for Discussion**

1. Discuss Change Order #2 for the Riverwalk Project

Mr. Barkasi explained the variety of lights and costs for the project. Mr. Eggleston suggested an adopt a lamp program. Ms. Barkasi stated there may not be enough time, but believes the lights can be retrofitted. Mr. Simpson explained the city does not have enough time and this will hold up the project. Mr. Eggleston stated adopting a lamp would help cut costs. Ms. Barkasi explained the purchases must be under a single contract for the grant. All materials and labor must be supplied by

the same contractor. The funding expires June 30, 2010. Mr. Brazzle asked what happens after June 30, 2010. Ms. Barkasi stated the City can request an extension.

2. Discuss agreement with Chester County

Mr. Simpson read During the April 26 meeting, Chester County Commission Chair, Carol Aichele, and Commissioner Kathi Cozzone, advised Council of the County's efforts to assist the City in the completion of the Third Avenue/Train Station Project. The Pennsylvania Department of Transportation has agreed to take over the engineering and design of this project at no cost to the City and assist the City in the project administration and funding. The County has agreed to assist the City in the project with a Project Manager to assist the City's Project Manager to complete the project.

Commissioner Chair Aichele has proposed in her letter of April 26, that the City and County form a cooperative advisory partnership for the purpose of completing the total project. This would involve County staff providing technical assistance for the project management and coordination with the involved agencies all of which will be provided at no cost to the City. Ms. Aichele is requesting the City to accept this partnership by authorizing the Council President to execute this agreement.

Mr. Reed asked for the matter to be placed on the Council Action agenda for May 24, 2010 meeting.

3. Discuss reforming City of Coatesville Authority

Mr. Simpson read during a prior meeting the Interim City Manager discussed with Council the possibility of reforming the City of Coatesville Authority (CCA) with its redirected focus to economic development. The Interim City Manager would like to continue discussions with the Council to determine Council's interest in proceeding with this effort.

Mr. Reed explained the Redevelopment Authority does not have the capability beyond City Limits. Mr. Reed suggested Council, City Solicitor and staff work together on the charter and the bylaws. The CCA authority is in the Code Book. It will need to be reformed.

4. Discuss Walgreen Proposal

Mr. Carnes stated \$10,000 is on the high end for the fee. There would be no problem accepting the proposed amount from Walgreens.

Mr. Marking made a motion to add to Regular Action Item #1, Motion to approve Walgreen's request to establish compliance with Section 197-58 of the City's Subdivision and Land Development Ordinance and to pay \$10,000.00 as a fee in lieu as required by Section 197-58 within 30 days of commencing construction following the issuance of building permits; Mr. Hamrick seconded the motion. Motion passed 7-0.

**Citizens' Hearings – Regular Action Items Only**

Rev. Richard King - Resident

Mr. King asked for a copy of the City's comprehensive plan. Mr. Reed asked Rev. King to set up a meeting with Mr. Molina.

John Pawlowski - resident

Mr. Pawlowski stated he is in favor of whatever Walgreens is proposing. This is a win/win situation. Anything that will promote/develop in the City will be an asset. The Council is always blamed for the bad.

Mr. Marking made the motion to close citizens' hearings on regular action items only; Mr. Eggleston seconded the motion. Motion passed 7-0.

### **Regular Action Items**

1. Motion to approve Walgreen's request to establish compliance with Section 197-58 of the City's Subdivision and Land Development Ordinance and to pay \$10,000.00 as a fee in lieu as required by Section 197-58 within 30 days of commencing construction following the issuance of building permits.

Mr. Marking made the Motion to approve Walgreen's request to establish compliance with Section 197-58 of the City's Subdivision and Land Development Ordinance and to pay \$10,000.00 as a fee in lieu as required by Section 197-58 within 30 days of commencing construction following the issuance of building permits; Mr. Hamrick seconded the motion. Motion passed 7-0.

### **Solicitors Report**

There was no solicitors report at this time.

### **City Manager's Report**

Mr. Reed stated he is delighted to advise the Council and community that the Brandywine Health Foundation has informed the City that the Board of Directors is providing a challenge grant to the City in the amount of \$20,000 for the City's Ash Park Swimming Program for this year. The estimated cost to provide this program this year is \$35,000 and the challenge is for the City to obtain an additional \$15,000 donation. The administration is in the process of reaching out to several organizations who have indicated they would assist in this effort. We hope to have the remaining funds donated within the next two weeks.

Mr. Reed stated Kristin Geiger, Public Relations Department, has been working with Councilman Marty Eggleston, and is in the process of booking the 2010 Sixers Summer Hoops Tour. The date of July 19 has been set. The program is hosted by the Sixers Ambassador of Basketball World B. Free and will outline basic skill development in: shooting, passing, dribbling, defense, rebounding and conditioning. The clinic will also feature an appearance by 76ers mascot, Hip-Hop.

Mr. Reed announced the bid specifications for the demolition of the Fleetwood Street properties have been finalized by the Solicitor and the County and are included for your information. The advertisement for bids will be in the Daily Local news in accordance with legal requirements. Once the bids have been received and analyzed, a recommendation for award of the bid will be brought before Council.

Mr. Reed announced he is happy to report that Dam Molina has passed his eighth certification, this time for Mechanical Inspections. Dam is the only Codes Director the City has ever had that has passed certification requirements. Previous Codes Directors had been "grandfathered" in without taking the courses. The Administration salutes Dam for his efforts to be able to better serve the community.

Mr. Reed announced special events are going to be coming to the Council in greater numbers during this summer. The Staff would like to discuss a way to allow the Staff to approve special events requests for requests as use of City facilities, i.e., Ash Park, rather than having to go to the Council. Items such as street closings, parades and banners would-still come to the Council.

Mr. Reed discussed setting several dates during a weekday evening for the Council to attend the proposed strategic planning sessions with Tom Comitta.

Mr. Eggleston stepped out of the room.

### **Citizens' Hearings – *Non-Agenda Items***

#### **Patsy Ray – Resident**

Ms. Ray suggested programs for the lights as the same as buying bricks. The Riverwalk should have City ownership.

Mr. Hamrick made a motion to close citizens' hearings on non agenda items; Mr. Marking seconded the motion. Motion passed 6-0. Mr. Eggleston was not present for the vote.

### **Council Comments**

Mrs. Jones thanked everyone for coming out this evening. Mrs. Jones asked everyone to pray hard. Mrs. Jones asked everyone to love your children, teach them and teach them well.

Mr. Hamrick thanked everyone for hanging in there. Mr. Hamrick explained the biggest fear for a parent is to lose their child.

Mrs. Jorgenson offered her condolences to the family. She thanked everyone for coming out. People need to recognize there are different views in the community and we all need to work together.

Mr. Brazzle thanked everyone for attending the meeting. Mr. Brazzle offered his condolences to the family.

Mr. Marking stated Coatesville is not an easy place to live. It takes awhile to become part of the community. Mr. Marking thanked the Chief and Mr. Reed for their work. Mr. Marking stated he is happy to see things moving forward such as Walgreens and the Riverwalk.

Mr. Simpson stated everyone is entitled to an opinion. Council's job is to sit and listen. We need to keep site of the fact, we are a community and need to get through this. Coatesville is resilient. Mr. Simpson asked everyone to continue to be patient.

### **Adjournment**

Mrs. Jorgenson made the motion to adjourn at 10:15 pm; Mr. Brazzle seconded the motion. Motion passed 6-0. Mr. Eggleston was not present for the vote.

Ted Reed  
Interim City Manager