

**MINUTES
CITY COUNCIL MEETING
Monday, October 11, 2010**

Regular Session

Council President Edward Simpson called the meeting to order at 7:45 p.m. and welcomed everyone to the meeting. Council members present were Council President Edward Simpson, Council Vice President Karl Marking, Messrs., Jarrell Brazzle, Martin Eggleston, 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 Public Works Donald Wilkinson, Lieutenant Martin Brice of the Police Department, Director of Finance Stacy Bjorhus, and Recording Secretary Ruthann Mowday.

Mr. Simpson announced the Council met in Executive Session earlier on October 11, 2010 at 5:30 pm for the purpose of discussing personnel and legal.

Mr. Simpson announced Mr. Hamrick would not be in attendance.

Approval of Minutes

Mrs. Jorgenson made a motion to approve the minutes for September 27, 2010; Mr. Brazzle seconded the motion. Motion passed 5-0-1. Mr. Marking abstained from the vote.

Approval of Accounts Payable

Mr. Marking asked if Lavery, Faherty, Young and Patt were labor related. Mr. Reed stated they were insurance company's attorneys. Mr. Marking asked for the locations to be posted on the payable listing for the utilities. Mr. Marking asked for a copy of the report done by Marshal GeoScience. Mr. Wilkinson stated the report is on the old City landfill. Mr. Eggleston asked for a copy of the report to be forwarded to Council and a protocol on what they are looking for. Mr. Marking asked what the check for Video Technologies was for. Lieutenant Brice stated the invoice was for the cameras on the building. Mr. Brazzle asked if the payment for all around flags was for the City's flags. Ms. Bjorhus stated it was the down payment.

Mr. Marking made a motion to approve the Accounts Payable listing for October 5, 2010; Mrs. Jorgenson seconded the motion. Motion passed 4-2. Mr. Brazzle and Mr. Eggleston were the dissenting votes.

Additions, Deletions or Modifications to the Agenda

Mr. Marking asked to add the Halloween Parade to the Items of Discussion.

Mr. Marking made a motion to add Regular Action Item #3, the Resolution to establish an International Property Maintenance Code (IPMC) board of Appeals; Mrs. Jorgenson seconded the motion. Motion passed 5-1. Mr. Brazzle was the dissenting vote.

Mr. Marking made a motion to add Regular Action Item #4; Permit submission for Penn Dot to close Lincoln Highway for the Christmas Parade. Mr. Eggleston seconded the motion. Motion passed 6-0.

Presentations

1. National Velodrome Center, LP

Mr. Wood stated the Flats are a special and unique project. It is no secret that the Velodrome has looked throughout Chester County for a location for the project. Mr. Chauner explained the Veledrome is a bold and visionary attraction the will provide the City with a World Class Community Asset. The Veledrome will establish Coatesville as a nationally and internationally recognized center for cycling and its Olympic disciplines. It will support the regions need for a multipurpose facility to host a variety of events and public programs. The Velodrome is a fully enclosed world class indoor Velodrome with 2500 permanent seats allowing for year round competition. The event center is a 100,000 sq feet of flexible infield space for a variety of special events, concerts and sporting events. The Veledrome will host 100 competitions per year. There is a year round venue for local cycling club training and to host periodic training camps for out of town groups; youth and novice programs available to schools and community groups in the area. The key benefits are \$25 to 35 million per year in economic benefit derived from expenditures by an estimated 50,000 out of town visors annually; creation of up to 100 full and part time jobs in the area required for development year round operation and 250 event days; National and International recognition for Coatesville as the site of the East Coast's only enclosed Velodrome and year round training and competition center; support of recreation tourism, youth development and entertainment; and an appropriate facility for staging national and international cycling competitions; and hundreds of other annual special events and community programs. The 2008 Velodrome Demand Study indicates strong, sustainable support in Chester County for both attendance and participation.

Mr. Brazzle asked when they expect to start development. Mr. Chauner stated that over the next 90 days the property will be inspected and they hope to open in early spring of 2012. Mr. Eggleston asked the price of the project. Mr. Chauner stated the project will cost \$15 million. Mrs. Jorgenson asked what the revenue will be. Mr. Chauner replied the first year will be \$3-4 million. Mr. Eggleston asked what makes the timing better now than five years ago. Mr. Chauner stated the timing is better now. The indoor track has grown over the last five or six years. The RCAP grant was not completed in time for the funding years ago. There is better funding and more support for the Velodrome now. Mr. Brazzle asked if a dollar amount has been proposed for the site. Mr. Chauner stated not yet. Mr. Brazzle asked if Mr. Chauner believes this will be successful this time. The City does not need to get their

hopes up and then have them pulled out from under. Mr. Chauner stated the signs are encouraging. Mr. Eggleston asked the square footage of the building. Mr. Chauner replied 100,000 square feet. Mr. Simpson stated he was excited five years ago for the Veledrome and he is excited now. This is positive for the City of Coatesville.

2. Pennsylvania American Water Settlement Agreement – Gil Hamberg and Charles Thomas
Mr. Reed announced the attorney's were unable to attend the meeting this evening.

Citizens Hearings – Regular Action Items Only

Marie Hess – Resident

Ms. Hess stated she was in support of the Velodrome project. The Veledrome will come in and restore hope to the City. Ms. Hess urged Council to make the Veledrome a success for the City.

Khadijah Alamin – Resident

Ms. Alamin stated she was in support of the Veledrome project. The Veledrome is a positive opportunity and a new beginning for the City.

Tisha Brown – Resident

Ms. Brown stated she stands firm behind the proposal of the Veledrome. It brings new and exciting opportunities to the City. It will bring back revenue to the businesses. She asked for Council support.

John Pawlowski – Resident

Mr. Pawlowski stated he agrees with all the comments before him. He is excited about the Veledrome. The Flats deserve something good. Mr. Pawlowski suggested adding indoor archery.

Laurie Root – Non-Resident

Ms. Root state she is impressed and Coatesville may come up a level. The Velodrome is something magnificent for Coatesville. It will help to move past the negative in the City.

Michael Dape – Non-Resident

Mr. Dape stated he is an avid cyclist. The Veledrome is what a lot of cyclist have been looking for. It is a great opportunity for this area.

Rich Ruoff – Non-Resident

Mr. Rouff announced he is an event promoter. It is real exciting to see what is going on here. It will draw a lot of people into the City. It has a World Class venue that will draw international athletes.

Iaw Wogan – Non-Resident

Mr. Wogan stated he is in support of the Veledrome. The City has a great opportunity on their door step.

Saima Khan – Non-Resident

Ms. Khan stated the City is on the verge of exciting opportunities. The Veledrome will have an impact on the City. She is looking forward to spending time there. The Veledrome will resuscitate, rejuvenate and revitalize the City.

Michael Chauner – Non-Resident

Mr. Chauner stated he is an international cyclist. He runs a business for cyclists. The Veledrome will be a great thing for Coatesville.

Carolyn Worthington – Non-Resident

Ms. Worthington stated that David Chauner always moves forward with his plans. She stated if the Veledrome goes through, to hold onto your hats, it will be a big success.

Mr. Brazzle made a motion to close citizens' hearings on regular action items; Mrs. Jones seconded the motion. Motion passed 6-0.

Items of Discussion

1. Discuss Resolution to establish an International Property Maintenance Code (IPMC) Board of Appeals
During the September 27, 2010 meeting the Council made three appointments to the Uniform Construction Code (UCC) Board of Appeals. Coincident with the Board is the International Property Maintenance Code (IPMC) Board of Appeals. Mr. Carnes stated the IPMC follows the code similar to the UCC Appeals Board. The fee is consistent with the UCC Board. Mr. Eggleston asked if there were any variations on what was discussed at the previous meeting. Mr. Carnes stated there are not.
2. Continue discussion about Group Homes and Group Quarters
During the September 27, 2010 meeting the Council discussed community concerns about the growing number of homes and group quarters. The staff was requested to compile a list of the number of locations of homes for further discussion tonight. Mr. Molina announced there are five on the 500 Block of Chestnut (4 homes and 1 quarter) One has closed down temporarily for health issues. Mr. Eggleston asked Mr. Molina how many are there in the City. Mr. Molina explained South 5th Avenue is a highly populated area. Mr. Eggleston stated he would like to speak to Mr. Molina regarding the areas. Mr. Molina stated he would like to discuss Code changes on the distance of properties within one another. Mrs. Jorgenson asked if Council will receive a follow up. Mr. Molina stated he would follow up.
3. Discuss Resolution to appoint Mutual Alliance as a Consultant for the purpose of bidding and purchasing certain utility products and services.

The Staff has been looking into joining the Municipal Utility Alliance Program for the purchase of Electricity City of Coatesville's consideration. Mr. Hudson explained he has filled out paperwork for Energy Constellation. It will provide discounts on the Electric. Energy constellation were referred by PECO. It will be a sizeable decrease for the City. Mrs. Jones asked if the City already authorized a man to monitor the utilities. Mr. Carnes stated the company was authorized to get money back for the City but not approved to purchase electric for a City consortium.

4. Discuss Halloween Parade

Mr. Marking announced the Halloween Parade will be held on Saturday, October 30, 2010. People participating should arrive at 5:00 pm at the Tennis Courts. The Parade kicks off at 5:30 pm. The rain location is Scott middle school with the same times. The parade will begin at the Tennis Courts at 5:30 pm. Mr. Marking announced PAL (Police Athletic League) is donating trick or treat bags, Mrs. Jorgenson has made a donation and Mr. Lentz is donating prizes. Mr. Molina stated he would like to make a donation.

Regular Action Items

1. Receive and consider confirmation for Redevelopment Authority of a ninety day Purchase Option Agreement with the National Velodrome Center, LP, for construction of Velodrome facility for the Flats.

Mr. Brazzle stated he is very excited for the Velodrome. Recreation is important to the youth in the City. Mr. Eggleston asked if there are any other projects proposed. Mr. Reed stated there are no other projects formally proposed.

Mr. Brazzle made a motion to approve the Redevelopment Authority of a ninety day Purchase Option Agreement with the National Velodrome Center, LP, for construction of Velodrome for the Flats; Mrs. Jones seconded the motion. Motion passed 6-0.

2. Receive and consider approval of a proposed PAWC Settlement Agreement and Joint Statement in Support of the Settlement

Mr. Reed explained the PAWC Settlement Agreement and Joint Statement. The increase will be spread out over a 6 year period. The increase in the first year will be forty-eight percent. Any new connections will be charged a \$4,000 connection fee. Mr. Simpson explained the facility was built to the size needed in 2005. The City of Coatesville only submitted 15-20% increase, some municipalities put up to 400 to 1,00 increases. The plant was made to handle the amount submitted. The City of Coatesville asked for a minimum increase, the other municipalities should not have asked for what they did. Mr. Reed explained if the City of Coatesville does not agree to the settlement agreement. The City could take on the litigation and it could take up to seven figures. The settlement has been approved by the other municipalities. Mr. Carnes stated a consumer advocate set the number above the numbers provided. Any new units will bring a credit increase to the bills. Mr. Eggleston stated he did

not see the savings to lower income. Mr. Carnes stated the initial fee for service reduced the qualifications. Mr. Eggleston stated the residents will never see the savings. There is no reduction in the rate. The City does not have to approve the agreement for it to move forward. Mr. Reed stated the rate increase is for six municipalities and four other municipalities pay bulk rate. Mr. Marking explained the fee range for the municipalities on the legal fees. Mr. Brazzle asked why the City of Coatesville is at a higher rate. Mrs. Jorgenson stated because the City has a higher amount of users. Mr. Simpson stated the attorneys are not here to answer any questions regarding the settlement agreement and Council never discussed the settlement agreement amounts prior to this evening.

Mrs. Jorgenson made a motion to approve the proposed PAWC Settlement Agreement and Joint Statement in Support of the Settlement; Mr. Brazzle seconded the motion. Motion failed 3-3. Mr. Simpson, Mr. Eggleston and Mrs. Jones were the dissenting votes.

3. Receive and consider Resolution to establish an International Property Maintenance Code (IPMC) Board of Appeals

Mr. Marking made a motion to approve the Resolution to establish an International Property Maintenance Code Board of Appeals; Mrs. Jorgenson seconded the motion. Motion passed 5-1. Mr. Brazzle was the dissenting vote.

Mrs. Jorgenson made a motion to approve a Resolution establishing the fee of \$500 for appeals to the Coatesville International Property Maintenance Code Board of Appeals; Mr. Eggleston seconded the motion. Motion passed 5-1. Mr. Brazzle was the dissenting vote.

4. Receive and consider the submission of a permit for PennDot to close Lincoln Highway for the Christmas Parade

Mr. Brazzle made a motion to approve the submission of a permit for Penn Dot to close Lincoln Highway for the Christmas Parade; Mr. Marking seconded the motion. Motion passed 6-0.

Solicitors Report

Mr. Carnes asked if there were any questions on his report. Mr. Marking asked the status of Walgreen's. Mr. Carnes explained there were minor changes to the plans. Walgreen's is moving forward. Mr. Brazzle asked when Walgreen's is breaking ground. Mr. Molina stated hopefully by the New Year.

City Manager's Report

2011 Annual Budget - The Staff is nearing completion of their 2011 Annual Budget requests to send to me. The deadline for submission is Wednesday, October 13. We plan to complete the budget and send it, along with the Budget Narrative, to the Council by October 21 and will make a formal presentation during the Council's October 25 regular meeting. I will request that the Council hold a

Budget Work Session on Thursday, October 28 and the following week if necessary. On November 8 the Council will be requested to approve the first reading of the 2011 Budget Ordinance and authorize a Public Hearing on Monday, November 22. Following the Public Hearing and any additional changes required, December 13, will be set for the second and Final Reading of the 2011 Budget.

The submission of the 2011 Annual Budget is about two weeks behind the schedule previously discussed with Council by the Interim City Manager. There have been many issues and obstacles this summer interfering with the Interim City Manager's schedule for which he deeply apologizes to the Council. The schedule as outlined above meets the requirements of Article VI, Section 2-604 of the City Code setting forth the time frame for the adoption of the budget. (See attached)

Recreation Department Cooperation with Coatesville Senior Center - The City Recreation Department has entered into a cooperative effort with the Coatesville Senior Center to involve our senior citizens in activities. Beginning in November a volunteer in our Recreation program will begin teaching the game of chess to interested seniors. As they learn the game, we hope to have some tournaments for fund. Additionally our Recreation Director, Rickie Hicks, will be playing bingo with our seniors on a regular basis. Other activities, such as bowling, are also being considered. This is a wonderful opportunity for our Recreation program to include our senior citizens for the first time in many years.

City's CCA Garage Window Project - As a project by the volunteers, led by Mr. John Pawlowski, the broken windows on the old CCA Garage near the intersection of Diamond Street and Route 82, have been covered by plywood on the west and south sides. The plywood has been painted a silver color which, in the sunlight, resembles window panes. The City owes a debt of gratitude to these fine volunteers who have taken it upon themselves to lend their hands in beautification efforts across the City. The Weed and Seed Program is also involved through their recently developed Beautification Committee. Truly these citizens, many of whom are not City residents, are making the difference in helping to clean the City from trash and graffiti.

Citizens' Hearings – Non Agenda Items

Shannon Thomas-Rokins – Resident

Ms. Rokins announced a pipe burst two week ago in front of 1118 Oak Street. Bulldog construction did not do a good job repairing the road. She asked if they would be out to fix it up. Mr. Reed stated PAWC will have it repaved once it settles. Mr. Eggleston and Mr. Marking stated their desires to Mr. Molina regarding better inspections of work done by entities like Pennsylvania American Water and PennDot.

Tisha Brown – Resident

Ms. Brown stated she is disturbed about PAWC. The presentation may have alleviated the problem. If the item was tabled from the presentations, then it should have been deleted from the action item.

Council Comments

Mr. Brazzle announced during Coatesville's homecoming, the principal found drug baggies around the school and parking area. Mr. Brazzle thanked everyone for attending. Hopefully, when the Velodrome comes, it will get the kids off the streets.

Mr. Eggleston stated it is interesting what happens here. Council will always disagree on things. The Council votes from their conscience. They cannot vote just because it's going to happen anyway. Council has a responsibility to the City. Mr. Eggleston thanked everyone for attending.

Mrs. Jorgenson stated there were a lot of opinions here this evening. The items are not always popular that need to be voted on. Mrs. Jorgenson thanked everyone for attending.

Mrs. Jones thanked everyone for coming out. She thanked everyone for the encouragement and the good words. She is excited for the Velodrome to come to the City.

Mr. Marking asked the about the status of an investigation by NIOSH for the fire at Millview. Mr. Reed explained NIOSH was unable to do the inspection due to lack of employment and other investigations. The investigation will not be dropped. Retired Chiefs may be able to proceed with the investigations.

Mr. Simpson thanked everyone for coming out this evening. It is exciting with the new group here. He has been through this many times and hopes to see something come to town.

Adjournment

Mr. Eggleston made the motion to adjourn the meeting at 10:15 pm; Mr. Brazzle seconded the motion. Motion passed 6-0.