

**City Council  
Meeting Minutes  
February 13, 2012**

**Call to Order**

President Simpson called the meeting to order at 7:40 p.m. and welcomed everyone to the meeting. Council members present were President Ed Simpson, Vice President Joseph Hamrick, Msrs., Jarrell Brazzle, David Collins, Jeff LoPrinzi, Mrs. Ingrid Jones and Mrs. C. Arvilla Hunt. Staff members present included City Manager Gary Rawlings, Assistant City Manager Kirby Hudson, City Solicitor John Carnes, Chief of Police Julius Canale, Acting Fire Chief Jim Lentz, Director of Public Works Donald Wilkinson, and Recording Secretary Ruthann Mowday.

**Approval of Minutes:**

Vice President Hamrick made a motion to approve the minutes of the January 23, 2012 meeting; Mr. LoPrinzi seconded the motion. Motion passed 6-0-1. Mr. Brazzle abstained from the vote.

Vice President Hamrick made a motion to ratify and amend the minutes of the November 11, 2011 meeting; Mr. Collins seconded the motion. Motion passed 7-0.

**Approval of Accounts Payable**

Vice President Hamrick made a motion to approve the accounts payable dated February 9, 2012; Mr. Brazzle seconded the motion. Motion passed 7-0.

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

Vice President Hamrick made a motion to add Regular Action Item #9.6 Ordinance 1375-2012; Mr. Collins seconded the motion. Motion passed 6-1. Mr. Brazzle was the dissenting vote.

**Presentations:**

1. Quarterly Report from Rob Barry, Redevelopment Director

Mr. Barry provided Council with a brief review of the current City projects. The River Walk/Brandywine Creek Trail Fence and Wood Barrier will open following conveyance of AMTRAK parcel and completion of the fence, wood barrier and vegetation management. The Street Repaving and Storm Sewers targeted area is Walnut Street between South 3<sup>rd</sup> and South 5<sup>th</sup> Avenue, Thompson Street from Oak to Walnut, and Woodland Avenue from Oak Street to City Line. The Coatesville Train Station Redevelopment overall plan is still in the works. A public update meeting was held on 11-10-2011. The Train Station Blight Study has been approved. The Velodrome Developer has added new team members. Meetings are being scheduled with Developer to complete a Redevelopment Agreement. The Courtyard Marriott Hotel opening is scheduled for early Spring. The City property listing has been completed. Mr. Collins asked for a report on project timelines.

2. Fairmount Capital Advisors EIP Phase III Report – Peter Angelides

Mr. Angelides announced a survey was conducted of Coatesville with three goals: 1) to develop a vision for downtown Coatesville, 2) to prepare a retail strategy, and 3) to investigate inexpensive amenity upgrades. The Vision purpose was to provide an agreement on what Coatesville should aspire to in the next 5 – 10 years. It provides a way to view development opportunities. The vision of mixed uses was: retail, restaurant, commercial, residential, cultural and hotel. The Vision design is for multi-story on Lincoln Highway; buildings have active street presence; and friendly for pedestrians; The Vision Business Plan is to advance Train Station project; the FLATS

is a major opportunity for attracting visitors – link it to Downtown; and the Train Station and Flats feed into Downtown.

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

There were no citizens' comments on regular action items only.

Vice President Hamrick made a motion to close citizens' hearings on regular action items only; Mrs. Hunt seconded the motion. Motion passed 7-0.

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

Darrell Williams – Resident

Mr. Williams announced Mr. Molina and Mr. Wilkinson met with him to discuss his previous issues. Mr. Williams inquired on how the City Manager, Solicitor, Assistant City Manager do their jobs. Mr. Collins suggested that Mr. Williams volunteer for authorities, boards, commissions and/or committees.

Mr. Collins made a motion to close citizens' hearings on non-agenda items only; Mrs. Jones seconded the motion. Motion passed 7-0.

**Special Events**

There were no special events at this time.

**Discussion Items**

1. Discuss Demolition Bids

Mr. Rawlings announced the City received three bids on the demolition of four vacant properties. Three of the four properties are in the process of being sold and hopefully rehabilitated. The property left for demolition is the garage located at 257 East Chestnut Street. Mr. Collins questioned the substantial difference in price for the demolition and why one company provided one price for all the buildings.

After general discussion by Council, Council asked for the item to be placed on the next agenda for clarification on issues to be addressed by Mr. Molina.

**Regular Action Items**

1. Consider Resolution of the Council of the City of Coatesville, Chester County, Pennsylvania approving and permitting certain technical methods and calculations for construction of underground storm water management facilities proposed as referenced in the review letter of the City Engineer dated February 8, 2012 – subject to full compliance with the terms of said letter and approval by the Chester County Conservation District and subject as well to the understanding that said underground stormwater management facilities are considered technical change to the above ground facilities previously approved and not an amendment to the approved Land Development Plans for the Office Building and Hotel Development Plans for the Office Building and Hotel Development Project being developed by Coatesville Inn Associates and granted conditional Final Approval by the City Council of the City of Coatesville

The Coatesville Inn Project (Marriott) has changed over the years as the developer deals with the economy and putting together a development that will work. City representatives including President Simpson, City Solicitor Carnes, City Engineer Barkasi and myself have met with developer representatives to discuss proposed changes to the project. The main change to-date is

the elimination of the Parking Structure in favor of Surface Parking with stormwater runoff to be managed by a below ground system under the parking area.

One of the constraints the developer is facing comes from the Marriott Corporation who wants the site in a satisfactory state (pleasing to the eye) before they will allow the facility to open.

To help the developer and protect the city's interests the City Solicitor has prepared the attached resolution for Council's consideration. It allows for the below ground stormwater management system as a technical change which does not affect the overall project being developed by Coatesville Inn Associates.

Mr. Brazzle made a motion to approve a Resolution of the Council of the City of Coatesville, Chester County, Pennsylvania approving and permitting certain technical methods and calculations for construction of underground storm water management facilities proposed as referenced in the review letter of the City Engineer dated February 8, 2012 – subject to full compliance with the terms of said letter and approval by the Chester County Conservation District and subject as well to the understanding that said underground stormwater management facilities are considered technical change to the above ground facilities previously approved and not an amendment to the approved Land Development Plans for the Office Building and Hotel Development Plans for the Office Building and Hotel Development Project being developed by Coatesville Inn Associates and granted conditional Final Approval by the City Council of the City of Coatesville; Mr. Collins seconded the motion. Motion passed 7-0.

2. Consider Second Reading and Adoption an Ordinance Amending Chapter 41 of the City of Coatesville's Code reducing the number of Planning Commission Members of the City of Coatesville Planning Commission from seven (7) members to five (5) members  
At the 01.09.12 Council meeting this item was discussed and put on the 01.23.12 Agenda as an Action Item. At the 01.23.12 Council meeting the First Reading of the Ordinance was established. Proper publications have been completed by the City Solicitor.

Mr. Collins made a motion to approve Second Reading and Adoption an Ordinance Amending Chapter 41 of the City of Coatesville's Code reducing the number of Planning Commission Members of the City of Coatesville Planning Commission from seven (7) members to five (5) members; Mr. Brazzle seconded the motion. Motion passed 7-0.

3. Consider First Reading an Ordinance amending Chapter 224 Zoning, Section 224-59 "Accessory Structures" subsection B. (3) (B) governing "yard sales" to permit same on residential property in accordance with City wide Fall and Spring Community Garage Sale as set by Resolution of City Council and in addition permitting two additional yard sales a year for two consecutive days (previously not more than three consecutive days and not more than four times a year) and placing a restriction in the related sign Ordinance limiting location signs as identified in Section 224-71 M relating to "Exempt Signs" such that offsite signs location signs are limited to a maximum size of twelve inches by eighteen inches.  
At the 01.23.12 Council meeting this item was discussed and Council asked that it be put on the 0213.12 Agenda for action. This amendment to Chapter 224-Zoning, Section 224-59 allows for the following: 2 Community-Wide Yard Sales in the Spring and Fall on dates set by Council resolution; and 2 individual yard sales per year of no more than 2-days duration and 30 days between occurrences. The Signage: Posted no more than 2 days prior and removed on the final day; and Off-Site signs no bigger than 12" x 18".

Mr. Collins made a motion to approve First Reading an Ordinance amending Chapter 224 Zoning, Section 224-59 “Accessory Structures” subsection B. (3) (B) governing “yard sales” to permit same on residential property in accordance with City wide Fall and Spring Community Garage Sale as set by Resolution of City Council and in addition permitting two additional yard sales a year for two consecutive days (previously not more than three consecutive days and not more than four times a year) and placing a restriction in the related sign Ordinance limiting location signs as identified in Section 224-71 M relating to “Exempt Signs” such that offsite signs location signs are limited to a maximum size of twelve inches by eighteen inches; Mr. Hamrick seconded the motion. Motion passed 6-1. Mr. Brazzle was the dissenting vote.

4. Consider Resolution to keep Catholic Worship Center in Coatesville

President Simpson explained the Archdiocese of Philadelphia is cutting back on active parishes as a cost savings measure and as a measure to balance the number of parishes and the number of priests.

The objective of the Resolution is to emphasize to the Archdiocese all the benefits and services the local parishes supply to Coatesville and request that the Archdiocese does not move the Worship Center out of Coatesville.

Mrs. Jones made a motion to approve a Resolution to keep Catholic Worship center in the City of Coatesville; Mr. LoPrinzi seconded the motion. Motion passed 7-0.

5. Consider Proclamation for Gladys Johnson Flamer

Mrs. Hunt read the proclamation as written.

Mr. Brazzle made a motion to approve the Proclamation for Gladys Johnson Flamer; Mr. LoPrinzi seconded the motion. Motion passed 6-0-1. Mrs. Jones abstained from the vote.

6. Consider an Ordinance authorizing the City of Coatesville to confirm, and ratify and approve acceptance of the grant and conveyance of an easement from the Redevelopment Authority of the City of Coatesville for the “Riverwalk” project as previously approved by Resolution number 2009-14 dated April 27, 2009

Vice President Hamrick made a motion to consider for First Reading an Ordinance authorizing the City of Coatesville to confirm, and ratify and approve acceptance of the grant and conveyance of an easement from the Redevelopment Authority of the City of Coatesville for the “Riverwalk” Project as previously approved by Resolution Number 2009-14 dated August 27, 2009; Mrs. Hunt seconded the motion. Motion passed 6-1-0. Mr. Brazzle was the dissenting vote.

**Solicitors Report**

Mr. Carnes asked if there were any questions on his report. There were no questions at this time. Mr. Simpson explained Mr. Carnes’s bills have decreased.

**City Manager’s Report**

Mr. Rawlings asked if there were any questions on his report. There were no questions at this time. Mr. Rawlings announced he encourages anyone to stop by and talk with him.

**Council Comments**

Mr. Brazzle stated he would like to see the moment of silence back on the agenda. He explained there have been vehicles on Harmony Street that have been vandalized and asked the Police to look into it. Mr.

Brazzle asked everyone to look out for their neighbors, keep eyes open and report it. He thanked everyone for attending the meeting.

Mr. LoPrinzi thanked everyone for attending the meeting. He asked everyone to voice their opinions to Council and let council know how they feel.

Vice President Hamrick wished everyone a good night.

Mrs. Hunt thanked everyone for attending the meeting. Council's goal is to address the citizens' concerns. We should give every effort and full attention to their concerns. Mrs. Hunt stated the mindset for all should be to put pride back in the City. She asked everyone to please continue to come and support Council.

Mr. Collins thanked everyone for attending the meeting. He asked every to keep their vigilance to keep us on task. He encouraged everyone to look into the vacancies on the authorities, boards, commissions and committees. Mr. Collins asked for people to be mindful of requests. There are minimum resources to respond to the requests. Staff is at a minimum.

Mrs. Jones thanked everyone attending the meeting. She has enjoyed the dialogue this evening. Mrs. Jones explained she has a moment of silence before coming into the building before the meetings. She is in support of St. Cecilia's because they are involved with a variety of entities for the community.

Mr. Simpson explained it is unfortunate that we are losing everything and now we are losing the Churches. This will be a hardship for the senior citizens. He would like to see the worship center stay in Coatesville. Mr. Simpson announced there are Council work sessions on the First Monday of every month at 6:00 pm. The public is welcome to come but there are no public comments.

### **Adjournment**

Mr. Brazzle made a motion to adjourn the meeting at 9:30 pm; Mr. Collins seconded the motion. Motion passed 7-0.

Submitted by:  
Gary Rawlings  
City Manager