

MINUTES
CITY COUNCIL MEETING
April 14, 2014

Call to Order

President Hamrick called the meeting to order at 8:10 p.m. and welcomed everyone to the meeting. Council members present were President Hamrick, Vice President David Collins, Mssr, and Ms. Marie Hess, Mrs. C. Arvilla Hunt, Mrs. Ingrid W. Jones, and Mrs. Linda Lavender-Norris. Staff members present included City Manager Kirby Hudson, City Solicitor John Carnes, Public Works Director Donald Wilkinson, Director of Planning and Codes Enforcement Damalier Molina, Police Chief John Laufer, Finance Director John Marcarelli, and recording secretary Ruthann Mowday.

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

President Hamrick announced an Executive Session was held earlier this evening, April 14, 2014 to discuss personnel and legal matters

President Hamrick apologized for violating the Sunshine Law in regards to meeting the landlords on March 24, 2014. He wanted all council members present for the meeting. He was aware of the violation, no action took place at the meeting. Mrs. Lavender-Norris stated she was unaware that he wanted all members in attendance and that is why she was late to the meeting.

Approval of Minutes:

Mrs. Lavender-Norris made a motion to approve the March 24, 2014 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 5-0-1. Mrs. Jones abstained from the vote.

Approval of Accounts Payable

Vice President Collins made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 6-0.

Additions, Deletions or Modifications to the Agenda

There were no additions, deletions, modifications to the agenda at this time.

Presentations

1. Comprehensive Pan – Thomas Comitta Associates

Mr. Comitta announced the Planning Commission made revisions to the Comprehensive Plan. The Planning Commission will be reviewing and approving the plan at their next meeting scheduled on May 9, 2014, then there is a 45 review period before City Council can approve the Plan at the July meeting. A Public Hearing will be scheduled prior to the Council meeting on July 9, 2014. The changes made were the 1) Continuity of leadership on City Council, starting council committees with only three members per committee to avoid a quorum; and 2) The Safety and Growth through people presence, which includes other groups who wish to participate.

2. RACP Business Plan – Donald Pulver

Mr. Pulver announced this is the 10th Anniversary of the Hotel Office Project. This is the second phase of the Marriott Hotel Construction area. The grant is to help with the construction of the 80,000 square-foot, four story office facility on the property adjacent to the hotel. Coatesville Office Partner, LLC will be submitting a RACP grant (Redevelopment Assistance Capital

Program) for \$2.25 million. The grant will fill the gap in the funding required for the Office building construction.

Citizens' Hearings – Regular Action Items Only (3 Minutes)

David DeSimone – Homeowner

Mr. DeSimone asked Council to table the 4 Ordinances this evening, there are still some items that need to be tweaked. He stated “Let’s get it right the first time, avoid the confusion on the changes.” He voiced his concerns on some of the errors within the Ordinances.

Joe Leofsky – Homeowner

Mr. Leofsky voiced his concerns about breaking sunshine laws and the bad example to the new members of Council.

Mrs. Hunt made a motion to close citizens’ hearings on regular action items only; Mrs. Lavender-Norris seconded the motion. Motion passed 6-0.

Citizens' Hearings – Non-Agenda Items Only (3 Minutes)

David DeSimone – Homeowner

Mr. DeSimone voiced his concerns about the tenants and the biennial inspections. Mr. Molina explained the Codes Department provides 30 days’ notice for the inspection. Mr. DeSimone explained the tenant has the right to refuse the inspection.

Paul Evans – Homeowner

Mr. Evans stated that some wording is ambiguous in the Ordinances. He inquired about the fines for the licenses. He asked for Council to provide time for the Housing Authority to review the details before the Ordinance are approved and the next meeting.

Arden Hunt

Mrs. Hunt inquired about an incident involving her brother and the Police Department and the process of the investigation. She questions the Stop and Frisk Program. Mrs. Hunt voiced her concerns on the regarding the rights of the people.

Omar Jackson

Mr. Jackson stated he is interested in bringing a tennis program that is affordable to kids. The program will be for three days a week, 2 hours a night for 8 weeks. Mr. Hudson announced there is a meeting with the YMCA regarding Summer Camp. He suggested that Mr. Jackson may assist in the summer program.

Frances Sanchez

Ms. Sanchez announced “It Takes a Village”, a non-profit organization to help young teenage girls with troubles & misdirection, transition into young ladies with goals and ambition. She asked to use the community center for registrations. Mr. Hudson suggested the use of City Hall on April 24 and May 1, 2014 for the registrations from 5-8 pm.

Mrs. Hunt made a motion to close citizens’ hearings on non-agenda items only; Mrs. Lavender-Norris seconded the motion. Motion passed 6-0.

Regular Action Items

1. Receive and consider a Resolution supporting the Business Plan for the Coatesville Office/Hotel Development RACP Project II (30 West Project) in the City of Coatesville.

Vice President Collins made a motion to approve the revised Resolution supporting the Business Plan for the Coatesville Office/Hotel Development RACP Project II (30 West Project) in the City of Coatesville with the removal of the TIF wording; Mrs. Lavender-Norris seconded the motion. Motion passed 6-0.

2. Receive and consider appointment of Malcolm Craig to the Parks and Recreation Commission for the term 2014-2017; Makeda Marley for the term 2014 – 2017; Jay Byerly to the Historical Commission for the term 2014 – 2016; and reappoint Maitland Harvey to the Planning Commission for the term 2013 – 2016; Darrell Williams for the Board of Housing Appeal for the term 2014-2016 and Reserve Trust Commission for the term 2014-2015

Mrs. Hunt announced the members should be present if they want appointed to Authorities, Boards, Commissions and Committees.

Mrs. Hunt made a motion to appoint Jay Byerly to the Historical Commission for the term 2014 – 2016; and reappoint Maitland Harvey to the Planning Commission for the term 2013 – 2016; Darrell Williams for the Board of Housing Appeal for the term 2014-2016 and Reserve Trust Commission for the term 2014-2015; Mrs. Lavender-Norris seconded the motion. Motion passed 5-1. Mrs. Jones was the dissenting vote.

3. Receive and consider Second Reading and Adoption an Ordinance amending Chapter 136 “Housing Standards” to address leasing licenses to provide new penalties and restrictions

Vice President Collins made a motion to approve Second Reading and Adoption an Ordinance amending Chapter 136 “Housing Standards” to address leasing licenses to provide new penalties and restrictions; Mrs. Hunt seconded the motion. Motion passed 6-0.

4. Receive and consider Second Reading and Adoption an Ordinance amending Chapter 108 fee of the Code of the City of Coatesville, Chester County, Pennsylvania by establishing or modifying certain rental and related fees

Mrs. Lavender-Norris stated that Council should have been informed of what was discussed at the meeting with the Coatesville Housing Association before making a decision. Mrs. Hunt questioned the wording in the Ordinance.

Vice President Collins made a motion to approve Second Reading and Adoption an Ordinance amending Chapter 108 fee of the Code of the City of Coatesville, Chester County, Pennsylvania by establishing or modifying certain rental and related fees; Mrs. Hunt seconded the motion. Motion failed 3-3. Mrs. Hunt, Ms. Hess and Mrs. Lavender-Norris were the dissenting votes.

Mrs. Lavender-Norris excused herself from the meeting at 9:15 pm..

5. Receive and consider Second Reading and Adoption an Ordinance amending Chapter 136 “Housing Standards” to address emergency egress for units above the 2nd story

Mr. Molina explained the changes amending emergency egress for units above the 2nd story.

Vice Present Collins made a motion to approve the Second Reading and Adoption an Ordinance amending Chapter 136 “Housing Standards” to address emergency egress for units above the 2nd story; Mrs. Hunt seconded the motion. Motion passed 5-0.

6. Receive and consider Second Reading and Adoption an Ordinance amending Chapter 108 fees of the Code of the City of Coatesville, Chester County, Pennsylvania by modifying certain use and

registration fees (and inspections related to same) and providing specific fees for hot water heater installations)

Mrs. Hunt made a motion to approve Second Reading and Adoption an Ordinance amending Chapter 108 fees of the Code of the City of Coatesville, Chester County, Pennsylvania by modifying certain use and registration fees (and inspections related to same) and providing specific fees for hot water heater installations); Vice President Collins seconded the motion. Motion passed 5-0.

Mrs. Lavender-Norris reentered the meeting at 9:30 pm.

Solicitors Report

Mr. Carnes announced he has worked on various matters involving litigation and assisted the City in its interpretation of codes, rules and regulations.

City Manager's Report

Mr. Hudson announced the City was advised the Pennsylvania Housing Finance Agency (PHFA) received an application regarding North Second Avenue Revitalization submitted by The Community Builders (TCB). The TCB proposes to replace and upgrade building and apartment systems and amenities to preserve this quality affordable housing resource for seniors in Coatesville. Mr. Hudson announced an RFP for the Fireworks has been advertised and the selection proposal will be submitted at the next meeting.

Discussion Item

Vice President Collins discussed the Career and Business Seminar to be held on May 3, 2014. The seminar is to help define their future and find the resources to launch their career or build their business. The registration is free but required. Register online at www.cityofcoatesville.org The event is open to public for adults 18 and older.

Special Events

1. A special event application has been submitted from the Brandywine Center for a Health Fair Block Party on July 26, 2014 from 11 am to 4 pm. It has been requested to close the street at Chester Avenue between Lincoln Highway and Harmony Street.

Mrs. Lavender-Norris made a motion to approve a special event application from the Brandywine Center for a Health Fair Block Party on July 26, 2014 from 11 am to 4 pm requesting to close the street at Chester Avenue between Lincoln Highway and Harmony Street; Mrs. Hunt seconded the motion. Motion passed 5-1. Mrs. Jones was the dissenting vote.

Council Comments

Mrs. Jones thanked everyone for attending the meeting. She quoted "Life doesn't get better by chance, it gets better by change."

Mrs. Hunt thanked everyone for attending the meeting and wished everyone a good night.

Ms. Hess thanked everyone for attending the meeting. She announced Saturday is Earth Day. Volunteers are meeting at City Hall at 9:00 am. There will be a clean-up and planting at the Riverwalk and 1st and Maple. Ms. Hess stated that the Historical Commission has reached out to her and inquired about a Centennial Celebration.

Mrs. Lavender-Norris thanked everyone for attending the meeting. She expressed her appreciation to those committed in Coatesville. She thanked Mr. Jackson, Ms. Sanchez and the Coatesville Housing Association for getting involved and their commitment to the City.

Vice President Collins thanked everyone for attending the meeting. He asked everyone to look at the poster and the website.

President Hamrick thanked everyone for attending the meeting. He appreciates all the comments. He wished everyone a good evening.

President Hamrick announced City Council will be moving to an executive session at the adjournment of the meeting.

Adjournment

Vice President Collins made a motion to adjourn the meeting at 9:40 pm; Mrs. Lavender-Norris seconded the motion. Motion passed 6-0.

Submitted by:
Kirby Hudson
City Manager