

MINUTES
CITY COUNCIL MEETING
Council Chambers, 1 City Hall Place, Coatesville, PA
May 23, 2016

Call to Order

President Lavender-Norris called the meeting to order at 8:50 p.m. and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Marie Lawson, Mssrs, Joseph Hamrick, Mrs. C. Arvilla Hunt and Mrs. Ingrid W. Jones. Staff members present included City Manager Michael Trio, City Solicitor John Carnes, Fire Chief Garry Alderman, Finance Director John Marcarelli, Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held on May 23, 2016 to discuss personnel and legal matters.

President Lavender-Norris announced Mrs. Green and Mr. Simpson will not be in attendance.

Approval of Minutes:

Mrs. Hunt made a motion to approve the May 9, 2016 meeting minutes: Mr. Hamrick seconded the motion. Motion passed 5-0.

Approval of Accounts Payable

Vice President Lawson made a motion to approve the accounts payable; Mrs. Hunt seconded the motion. Motion passed 5-0.

Additions, Deletions or Modifications to the Agenda

There were no additions, deletions or modifications to the agenda.

Presentations

1. PFM Management

Mr. Schlesinger explained the City received three bank proposals of non-electoral debt through the issuance of its general obligation note of the City of Coatesville, Chester County, Pennsylvania, in the aggregate principal amount of up to \$3,911,000 for the purposes of providing funds for (1) Capital Renovations and improvements for the purpose of reducing energy use for city facilities; (2) Renovations and additions to Coatesville City Hall; and (3) paying the costs of issuing the note.

BB&T proposed a 2.76 tax free fixed rate for 15 years, full draw at settlement, but may prepay one time after project is completed. Non-callable for 10 years. Fulton Bank proposed a variable rate with the initial rate at 2.39 (capped at 5) with a deposit relationship. Uninvest proposed a variable rate with the initial rate at 2.39 (capped at 5), 12 month draw and main deposit relationship required.

Mr. Schlesinger recommended the BB&T proposal at the fixed rate of 2.76.

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

There were no comments at this time.

Vice President Lawson made a motion to close citizens' hearings on regular action items only; Mrs. Hunt seconded the motion. Motion passed 5-0.

Regular Action Items

1. Receive and consider Bank loan proposals

Vice President Lawson approved BBT Bank for the fixed rate of 2.76; Mrs. Hunt seconded the motion. Motion passed 5-0.

2. Receive and consider First Reading an Ordinance authorizing and directing the incurring of non-electoral debt through the issuance of its general obligation note of the City of Coatesville, Chester County, Pennsylvania, in the aggregate principal amount of up to \$3,911,000 for the purposes of providing funds for (1) Capital Renovations and improvements for the purpose of reducing energy use for city facilities; (2) Renovations and additions to Coatesville City Hall; and (3) paying the costs of issuing the note; directing the proper officers of the governing body to prepare, certify and file the required debt statement and borrowing base certificate; covenanting that the City shall include the amount of annual debt service in its budget for each fiscal year; setting forth the substantial form of the note; setting forth the stated principal and interest payment dates, redemption provisions, place of payment and other details of the note; stating a covenant as to payment of principal and interest without deduction for certain taxes; providing for the execution of the note; awarding the note at private sale and stating that such private sales is in the best financial interest of the City; appointing a paying agent and sinking fund depository; establishing a sinking fund; Authorizing and directing the proper officers of the City to certify and to file with the Pennsylvania Department of Community and Economic Development certified copies of the necessary proceedings; covenanting that the proceeds of the note shall not be used in such a manner as to cause the note to be an arbitrage bond under federal tax law provisions; making certain tax representations and designating the note as a "Qualified Tax-Exempt Obligation"; authorizing and directing the proper officers of the City to do all things necessary to carry out the ordinance; authorizing and directing the proper officers of the governing body to pay issuance costs; and repealing all inconsistent ordinances.

Vice President Lawson made a motion to approve First Reading an Ordinance authorizing and directing the incurring of non-electoral debt through the issuance of its general obligation note of the City of Coatesville, Chester County, Pennsylvania, in the aggregate principal amount of up to \$3,911,000 for the purposes of providing funds for (1) Capital Renovations and improvements for the purpose of reducing energy use for city facilities; (2) Renovations and additions to Coatesville City Hall; and (3) paying the costs of issuing the note; directing the proper officers of the governing body to prepare, certify and file the required debt statement and borrowing base certificate; covenanting that the City shall include the amount of annual debt service in its budget for each fiscal year; setting forth the substantial form of the note; setting forth the stated principal and interest payment dates, redemption provisions, place of payment and other details of the note; stating a covenant as to payment of principal and interest without deduction for certain taxes; providing for the execution of the note; awarding the note at private sale and stating that such private sales is in the best financial interest of the City; appointing a paying agent and sinking fund depository; establishing a sinking fund; Authorizing and directing the proper officers of the City to certify and to file with the Pennsylvania Department of Community and Economic Development certified copies of the necessary proceedings; covenanting that the proceeds of the note shall not be used in such a manner

as to cause the note to be an arbitrage bond under federal tax law provisions; making certain tax representations and designating the note as a “Qualified Tax-Exempt Obligation”; authorizing and directing the proper officers of the City to do all things necessary to carry out the ordinance; authorizing and directing the proper officers of the governing body to pay issuance costs; and repealing all inconsistent ordinances adding BBT at the fixed rate of 2.76: Mrs. Hunt seconded the motion. Motion passed 5-0.

3. Receive and consider Second Reading and Adopting an Ordinance entering into a ten year lease with the County of Chester to rent a 3600 square foot District Court to be located in City Hall (as renovated) for \$21.50 per square foot (\$6,450.00 per month with 2% per annum increases) and other terms and conditions substantially similar to those in the lease agreement

Vice President Lawson made a motion to approve the Second Reading and Adopting an Ordinance entering into a ten year lease with the County of Chester to rent a 3600 square foot District Court to be located in City Hall (as renovated) for \$21.50 per square foot (\$6,450.00 per month with 2% per annum increases) and other terms and conditions substantially similar to those in the lease agreement; Mrs. Hunt seconded the motion. Motion passed 5-0.

4. Receive and consider First Reading an Ordinance to establish a “Mixed Use Development Overlay Zoning District on areas within the Amtrak Right-of-Way and areas to the South of the rail tracks to Harmony Street, including areas East of First Avenue and West Fifth avenue, and including areas North of Kersey Avenue West of Fourth Avenue and including “the Flats” Redevelopment area North of the Lincoln Highway West of First Avenue”

Vice President Lawson made a motion to approve First Reading an Ordinance to establish a “Mixed Use Development Overlay Zoning District on areas within the Amtrak Right-of-Way and areas to the South of the rail tracks to Harmony Street, including areas East of First Avenue and West Fifth avenue, and including areas North of Kersey Avenue West of Fourth Avenue and including “the Flats” Redevelopment area North of the Lincoln Highway West of First Avenue”; Mr. Hamrick seconded the motion. Motion passed 5-0.

5. Receive and consider proposal for Fireworks on July 16, 2016.

Vice President Lawson made a motion to accept the proposals submitted for the July 16th, 2016 fireworks and approve East Coast Pyrotechnics for the event; Mrs. Hunt seconded the motion. Motion passed 5-0.

Discussion Item

There were no discussion items at this time.

Solicitors Report

Mr. Carnes announced:

- Assisted with the DEPG’s Zoning Ordinance Amendment (Mixed Use Overlay)
- Worked with Bond Counsel and Jamie Schlesinger of PFM to address the borrowing needed for City projects.
- Assisted with legal issues relative the renovation of City Hall
- Worked on various matters involving litigation and assisted the City in its interpretation of codes, rules and regulations.

City Manager's Report

Mr. Trio announced:

- Pa house of Representatives held an Urban Affairs hearing on Blight at City Hall
- Codes Department is working on the blight issues and remediation action
- RDA Development – ground testing is done and weekly meeting are held with the developer and engineer.
- Congratulations to Cedarville for submitting the Route 82 and 30 grant
- CDBG grant programing beginning in June. (Key will be sidewalk renovations) funding building demolitions and health and safety.
- Splash Pad – Johnson Control working on Splash Pad.
- Sweeper will be arriving Mid-June.

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

Fran Scamuffa

Ms. Scamuffa asked how things were in Finance. Mr. Marcarelli explained the department is gathering a lot of information and advised Portnoff of Council's decision.

Arden Hunt

Ms. Hunt voiced her concerns regarding a Police Officer. She asked what is going on in Coatesville. Something has to be done.

David Terry

Mr. Terry provided Council with an outline of the F.I.S.H event. It was very well attended for the first year. He raised over \$13,000. He asked Police Department, Fire Department, City Manager and City Council to meet for a phot op. He suggested kid's fish for free on July 4th. Mr. Trio asked Mr. Terry to contact him for a meeting.

Tekeesha Lovelace

Ms. Lovelace voiced her concerns on complaints she has filed in the Police Department. No one is taking time to look at her complaints.

Jeff Martin

Mr. Martin voiced his concerns regarding the Police Department and his wife. No one is responding to his complaints.

Paul Evans

Mr. Evans expressed his support for BIU and how inspections are handled. He inquired about where the funds would be held from BB&T.

John Pawlowski

Mr. Pawlowski provided an update on the third gazebo. He asked for help to put out the flags on Memorial Day.

Ron Suber

Mr. Suber voiced his concerns regarding a Police Officer and the ticket guy.

Lillian Lucas

Ms. Lucas voiced her concerns regarding Manor Road and Route 82.

Mrs. Hunt made a motion to close citizens' hearing on non-agenda items only; Vice President Lawson seconded the motion. Motion passed 5-0.

Special Events

There were no special events at this time.

Council Comments

Mr. Hamrick thanked everyone for attending the meeting. He explained Council makes decisions for the betterment of the City.

Mrs. Jones thanked everyone for attending the meeting. She quoted "They that govern the most make the least noise." By John Selden.

Mrs. Hunt thanked everyone for attending the meeting. Council will need to have a meeting with the Police Department.

Vice President Lawson thanked everyone for attending the meeting. Have a great memorial day.

President Lavender-Norris thanked everyone for attending the meeting. While you think we are not listening, we are. We cannot fix everything in a day, a week or a month. Allow us the opportunity to make it right. Don't just come out with complaints. We need input on the good and the bad. Have a blessed and safe night.

Adjournment

Mrs. Hunt made a motion to adjourn the meeting at 9:15 pm; Vice President Lawson seconded the motion. Motion passed 5-0.