Resolution No. 2010-23

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZING: 1) THE SIGNING AND RELEASE OF FINAL SUBDIVISION/LAND DEVELOPMENT PLANS FOR RECORDING RELATIVE TO PROPERTY LOCATED AT 810 EAST LINCOLN HIGHWAY, COATESVILLE (TO BE DEVELOPED AS WALGREENS STORE NO. 11461); AND, 2) THE EXECUTION OF AN APPROPRIATE CITY OF COATESVILLE SUBDIVISION AND LAND DEVELOPMENT IMPROVEMENTAND MAINTENANCE AGREEMENT AND FINANCIAL SECURITY AGREEMENT AND THE CONCURRENT POSTING OF THREE HUNDRED AND TWENTY NINE THOUSAND, SEVEN HUNDRED AND NINE DOLLARS AND SIXTEEN CENTS ($329,709.16) AS SECURITY FOR SAME. THIS AUTHORIZATION IS CONDITIONED UPON THE FINALIZATION OF SUCH DOCUMENTS (AND ESTABLISMENT OF SECURITY) IN A FORM SATISFACTORY TO THE CITY SOLICITOR.

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania (the "City") ; and,

WHEREAS, the City through its Planning Commission and consultants has reviewed and approved certain plans for a Walgreens Store #11461 located at 810 East Lincoln Highway, which plans were prepared by Robert E. Blue Consulting Engineers, PC of Blue Bell, Pennsylvania, dated October 27, 2008 and last revised on September 22, 2010 (consisting of 21 sheets) and the City notes that this project has received all necessary approvals, including zoning relief to permit release for recording and subsequent development upon the posting of financial security and the execution of appropriate land development and financial security agreements; and,

WHEREAS, the Coatesville City Engineer has approved the required security for public improvements in the amount of $329,709.16 to be supplied with such agreements consisting of the standard form City of Coatesville Subdivision and Land Development Improvement and Maintenance Agreement and accompanying Financial Security Agreement as required by the Municipalities Planning Code, 53 P.S. § 10101 et seq.,.; and,

WHEREAS, there remain only minor matters to be addressed relative to the execution of the development and financial security agreements and the form of security prior to the approval and signing of the plans by the City Council of the City of Coatesville and release for recording in the Office of the Recorder of Deeds in and for Chester County ; and

WHEREAS, the City and the developer wish to obtain approval and authorization from City Council to assure a smooth and timely filing of the plans and execution of the appropriate development and financial security agreements and the posting of financial security.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville approves the signing and release of the

Record Plans for Walgreens Store #11461 and authorizes the City Council President or Interim City Manager to execute the standard form City of Coatesville Subdivision and Land Development Improvement and Maintenance Agreement and Financial Security Agreement with financial security as referenced previously – said authorizations being expressly conditioned upon the prior final approval of such documents and security both with respect to form and substance by the City Solicitor.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 8th day of November , 2010.

Karl Markins

Name: ~~Edward Simpson~~ KARL MARKINS
Title: VICE President, City Council

ATTEST:

Wayne G. Reed

Name: Wayne G. Reed
Title: Interim City Manager

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of City Council held on November 8, 2010 and recorded in the minutes as such.

Wayne G. Reed

Name: Wayne G. Reed
Title: Interim City Manager