

MINUTES
CITY COUNCIL MEETING
Council Chambers, 1 City Hall Place, Coatesville, PA
February 22, 2016

Call to Order

President Lavender-Norris called the meeting to order at 7:45 pm p.m. and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Marie Lawson, Msrs, Edward Simpson, Joseph Hamrick, Mrs. Carmen Green, Mrs. C. Arvilla Hunt, and Mrs. Ingrid W. Jones. Staff members present included City Manager Michael Trio, City Solicitor John Carnes, Finance Director John Marcarelli, Fire Chief Garry Alderman, Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held on February 22, 2016 to discuss personnel and legal matters.

Approval of Minutes:

Mrs. Green made a motion to approve the February 8, 2016 meeting minutes with corrections; Vice President Lawson seconded the motion. Motion passed 7-0.

Approval of Accounts Payable

Vice President Lawson made a motion to approve the accounts payables; Mr. Simpson seconded the motion. Motion passed 7-0.

Additions, Deletions or Modifications to the Agenda

Vice President Lawson made a motion to remove Presentation 1)Certificate of Recognition – Dom Brown until the next meeting and add Presentation 1) FISH (Fathers Involved Shedding Hope) – David Terry; Mr. Simpson seconded the motion. Motion passed 7-0.

Presentations

1. FISH (Fathers Involved Shedding Hope) – David Terry

Mr. Terry stated the mission is to reach out to the kids of Coatesville and give them the opportunity to learn how to fish and try to get Father's involved with their children, and spend a weekend fishing along the West Branch of the Brandywine River located right in the heart of Coatesville. The event will be held on April 23 and 24 2016. The mission is to raise enough money so that we can provide the kids the opportunity to enjoy a weekend outdoors and stock the section of the Brandywine River with trout. We have collected \$685.00 to date. We hope to get up to \$7500 for the event. We are looking for sponsors and volunteers for event and cleanups. They had 16 people help with the 1st cleanup. A set of removable stairs will be placed for the event for easier access to the Brandywine. Mr. Simpson suggested sending a letter to K's Collision and the West End Fire Hall. Mr. Norcini stated he will talk to the Fire Department and Ms. Sammy stated that she would get funding.

“The goal is to get the kids to run the streams, not the streets!”

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

David DeSimone

Mr. DeSimone questioned the wording on the agenda for Action Item #3 as First Reading. Mr. Carnes explained the ad was posted in the Daily Local News and on the front door stating Adoption of the Ordinance. He questioned the increase in inspections.

Indira Sammy

Ms. Sammy stated the City is on the right track, the goal is to turn the City around. She questioned the increase in inspections. Ms. Sammy inquired about the tenant complaints and asked for a Resolution to the issues. The landlords are not aware of the issues until the landlord receives the complaint from the City. Council said they would address the issue.

Paul Dodson

Mr. Dodson announced the CHA will donate \$100 to Mr. Terry for the FISH Program. He questioned the intention of increasing the rental inspection fees and other fees in the Ordinance.

Council explained some fees are a little higher but most fees are lower.

Mohammad Haghkar

Mr. Haghkar stated his property passed the Section 8 inspection, but did not pass the City inspection. He questioned how this could happen. Staff will look into the issue.

Paul Evans

Mr. Evans read a statement regarding the Codes Department and their fees.

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

Regular Action Items

1. Receive and consider appointment of Bill Shaw to the Fire Fighter Pension Fund Commission, Non-Uniform Pension Commission and the Police Pension Commission for the term 2015-2016.
Mrs. Hunt made a motion to appoint Bill Shaw to the Fire Fighter Pension Fund Commission, Non-Uniform Pension Commission and the Police Pension Commission for the term 2015-2016; Vice President Lawson seconded the motion. Motion passed 7-0.

Council welcomed Mr. Shaw to the Commissions

2. Receive and consider BIU contract
Vice President Lawson made a motion to approve the BIU Contract; Mrs. Hunt seconded them motion. Motion passed 7-0.
3. Receive and consider Second Reading and Adoption an Ordinance amending Chapter 108-1 "fees" to revise the fees for Code Enforcement and inspection work in the City and certain building and related permits and inspection fees and to adopt replacement fees including: the deletion and replacement of 108-1C.(1)(a-g)(Building construction other than new construction and additions) and C.(2) (a-d) and (e) (new construction and additions); the deletion and replacement of 108-1 R. (1) (f),(g) and (i) Zoning use and occupancy, rental license and rental inspections); 108-1 V. (1),(2),(3),(4) (5) and (6) Housing standards said removed revision to be replaced with the attached schedule "A" subject to further revision by Resolution of City Council. These revisions are intended to replace all fees for residential construction, commercial construction, electrical permits, fire permits, mechanical and fuel gas permits, plumbing permits, non-permitted construction activity and miscellaneous activities (such as demolition, construction trailer certificate of occupancy etc.) and all related building and rental inspection fees as per the attached schedule "A" subject to further Resolution of City Council.

Mr. Simpson made a motion to approve Second Reading and adoption an Ordinance amending Chapter 108-1 “fees” to revise the fees for Code Enforcement and inspection work in the City and certain building and related permits and inspection fees and to adopt replacement fees including: the deletion and replacement of 108-1C.(1)(a-g)(Building construction other than new construction and additions) and C.(2) (a-d) and (e) (new construction and additions); the deletion and replacement of 108-1 R. (1) (f),(g) and (i) Zoning use and occupancy, rental license and rental inspections); 108-1 V. (1),(2),(3),(4) (5) and (6) Housing standards said removed revision to be replaced with the attached schedule “A” subject to further revision by Resolution of City Council. These revisions are intended to replace all fees for residential construction, commercial construction, electrical permits, fire permits, mechanical and fuel gas permits, plumbing permits, non-permitted construction activity and miscellaneous activities (such as demolition, construction trailer certificate of occupancy etc.) and all related building and rental inspection fees as per the attached schedule “A” subject to further Resolution of City Council; Mr. Hamrick seconded the motion. Motion passed 7-0.

Council proposed an amendment that landlords would not be charged for complaints, the tenant must provide proof they contacted the landlord, if no action was taken to remedy the issue by the landlord, the Codes can look into the complaint.

4. Receive and consider a Resolution by the Council of the City of Coatesville, Chester County, Pennsylvania, appointing tax collection committee delegates

Mrs. Green made a motion to approve a Resolution by the Council of the City of Coatesville, Chester County, Pennsylvania, appointing tax collection committee delegates; Vice President Lawson seconded the motion. Motion passed 7-0.

5. Receive and consider DEPG Zoning Amendment

Vice President Lawson made a motion to approve the DEPG Zoning Amendment to forward to the County Planning Commission and the City Planning Commission; Mrs. Jones seconded the motion. Motion passed 7-0.

Discussion Item

1. Discuss 2015 Budget Report

Mr. Marcarelli announced the 2015 budget in the General Fund saw revenues on the positive side (above 100% of the budget) and expenses within budget (below 100% of the budget). A total of \$9,171,772.51 (105.20%) was received and \$9,273,908.34 (96.02) was expended. The 2015 budget in the Solid Waste Fund saw revenues on the positive side (above 100% of the budget) and expenses within budget (below 100% of the budget). A total of \$1,112,682.87 (106.96 %) was received and \$1,058,874.60 (97.83) was expended in the Solid Waste Fund.

2. Discuss Work Session – February 29 2016 at 6pm

Vice President Lawson suggested a work session on February 29, 2016. The meeting is open to the public. Due to scheduling conflict with Council members the date was set to March 7, 2016 at 6pm.

Solicitors Report

The Development Agreements, funding of escrow and etc. has been obtained and all are acceptable for Family Dollar.

The City Solicitor has advertised for second reading and consideration for adoption an Ordinance to revamp the fees for work which is being done by the Codes Department in many cases reducing fees. The plan review fee is being removed from "new construction and additions" and is included in the costs of a permit. The Ordinance replaces a variety of these fees with a Fee Schedule to be amended by Resolution of the City Council.

The City Solicitor has reviewed the proposed contract with Building Inspection Underwriters, Inc. as to legality. This is exempt from public bidding by City Charter § 2-607. B. (4) as it qualifies as falling within the category of "contracts for professional or unique services or supplies", It is also exempt from public bidding under the Third Class City Code, 53 P.S. § 36901.4 (b) (7) which exempts contracts over the statutory minimum amount including, "those involving personal or professional services."

The City Solicitor has worked with DEPG and Jim DePetris to advance revitalization plans and assist the City in other aspects of the development including a Multi-Modal application for highway improvements on Lincoln Highway and Fleetwood Street. A zoning ordinance amendment to establish an overlay district is being reviewed with the City Manager and City Engineer and is available for consideration upon petition of the Developer.

The City Solicitor has 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 items he has and is currently working on. They are as follows:

- City Pool – Looking for additional estimates for Ash Park Pool and Palmer Park Pool.
- Met with Staff and the Department of Community Development for the Early Intervention Phase 4.
- Met with Dave Terry to discuss the Trout Fishing Day
- Planning Commission meeting will begin
- 3rd Avenue Streetscapes are set to begin.
- Follow up with Valley Township on the Solar Initiative. Expect to progress
- Sent new plans from the Architect for the District Court RFP
- There has been a lively discussion on Codes Enforcement this evening. Fees have been streamlined to the best of our ability.
- The Zoning Hearing Board granted approval for 120 North 10th Avenue.
- Grand Prix – September 24, 2016

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

David DeSimone

Mr. DeSimone apologized for earlier in the evening. Congrats for 2016 up in revenues and down in expenditures. He asked for clarity on the rental inspections.

Paul Evans

Mr. Evans congratulated Council on the revenues exceeding the expenses. He thanked Council for their discussion and remedy for the tenant/landlord complaints. Glad to see an adjustment was made.

Indira Sammy

Ms. Sammy thanked Council for willingness to listen and accommodate the landlords. Appreciates all that you do. Mr. Trio and solicitor doing a wonderful job.

Mrs. Green made a motion to closed citizens' hearings on non-agenda items only; Vice President Lawson seconded the motion. Motion passed 7-0.

Special Events

There were no special events at this time.

Council Comments

Mrs. Hunt thanked everyone for attending the meeting. There has been a lot of positive and negative dialogue. We may agree to disagree, but we are here for the betterment of the City.

Mr. Simpson thanked everyone for attending the meeting. He appreciates all the dialogue. It is about compromise.

Mrs. Jones thanked everyone for attending the meeting. Thanks to you to all for the healthy dialogue, its monologue every time. She urged everyone to attend on March 3rd Women's History month at Lukens Building at 6pm. You would be surprised what you can learn about "Women in Penn's Woods". For all my fellow colleagues on council, all notices must be provided at the same time and the same way. Should I require a hard copy of mine that shall be sufficient not someone requesting I get a call from someone else that is discriminating. She quoted "It is easier to build strong children than repair broken men." By Frederick Douglas.

Mrs. Green thanked everyone for attending the meeting. Change is hard. She is excited about Coatesville. DEPG is moving forward with development, Fuel Café is opening up, Grand Prix will be in September, there were a lot of people in attendance for the CREATE program and the Parks and Recreation program. The City is ready to move forward with a purpose.

Mr. Hamrick thanked everyone for attending the meeting. He echoed the sentiment of his colleagues. Things are finally starting to move, need more people in Admin to help out. He is glad he stuck it out and is working with Council.

Vice President Lawson everyone for attending the meeting. The Parks and Recreation meeting was heavily attended. She thanked all colleagues for being available and accessible to residents during the storm. The Easter Egg Hunt will be held on March 19, 2016. She thanked everyone for their donations. She thanked Mr. Terry for his commitment and she is available to help. She thanked Mr. Lucas for the positive press in the Daily Local. She thanked staff for all their hard work.

President Lavender-Norris thanked everyone for attending the meeting. She announced she met a woman who takes tattered flags and cuts the starts out, puts a quote/saying on the back and then gives it to veterans. There were a lot of people at the CREATE kick-off meeting. This is an exciting time for the City. There has been a change and we are moving forward since last year. We need to continue to support us. We are who we are waiting for. She thanked Mr. Terry for his commitment and efforts. The youth are our future.

Adjournment

Mrs. Hunt made a motion to adjourn the meeting at 9:40 pm; Mr. Simpson seconded the motion. Motion passed 7-0.