

MINUTES

CITY COUNCIL MEETING

545 East Lincoln Highway, Coatesville, PA 19320

February 26, 2018

Call to Order

President Lavender-Norris called the meeting to order at 7:40 pm and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Carmen Green, Messrs., Edward Simpson, Mrs. Deborah Bookman, and Mrs. C. Arvilla Hunt. Staff members present included City Manager Michael Trio, City Solicitor John Carnes, Police Chief John Laufer, Codes Department Scott Mulderig, Finance Department Amanda Gattuso and Recording Secretary Ruthann Mowday.

President Lavender-Norris announced an executive Session was held earlier this evening February 26, 2018 to discuss personnel and legal matters.

Public Hearing LERTA

0.1 LERTA – Local Economic Revitalization Tax Assistance

The Public hearing was transcribed by a stenographer.

Vice President Green made a motion to close the public hearing: Mrs. Hunt seconded the motion. Motion passed 5-0.

Resignation of Kathy Hopton – Council at Large

President Lavender-Norris announced Mrs. Hopton submitted her resignation due to family matters.

President Lavender- Norris appreciates any resident within City limits interested in becoming a Council member. Please submit a letter of interest to City Council. Council has thirty days to fill the position. You must be a registered voter. City Council will be interviewing the applicants and make a decision within the 30 days.

Mrs. Hunt made a motion to accept the resignation of Kathy Hopton, Council at Large; Mr. Simpson seconded the motion. Motion passed 5-0.

Approval of Minutes:

Vice President Green made a motion to approve the February 12, 2018 and February 16, 2018 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 5-*0.

Approval of Accounts Payable

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

Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to delete action items 6 & 7 and change action item 9 to item 7; Mrs. Hunt seconded the motion. Motion passed 5-0.

Presentations

1. MS4 Presentation – Cedarville Engineering

Ms. O’Kane explained the National Pollutant Discharge Elimination System (NPDES) MS4 Program is EPA mandated by the DEP administer in PA. The ultimate goal of the MS4 programs is to recognize and increase awareness of storm water as a point source pollutant and manage storm water as any other point-sourced pollutant. Permit Round 1 from 20003-2013 was to implement Best Management Practices (BMPs) under six (6) Minimum Control measures (MCMs). Permit Round 2 from 2013-2018 was the continuation of MCMs and added Total Maximum Daily Load (TMDL) requirements. The minimum control measures are 1. Public Education and outreach; 2. Public Involvement and participation; 3. Illicit discharge detection and elimination; 4. Construction site storm water runoff control; 5. Post construction storm water management for development and redevelopment; and 6. Pollution prevention/good housekeeping. Permit Round 3 effective March 2018 is the continuation of the MCMs and new TMDL plans. The 5 year implementation period will not begin until the TDML is approved.

The TDML Plan in 2017 was planning projects to reduce the sediment and nutrient load to West Branch Brandywine Creek by 10% over 5 year period. The design and construction is 2018-2023.

2. Construction Update – Boyle Construction

No one was in attendance to do the presentation.

Citizens’ Hearings – *Regular Action Items Only* (3 Minutes)

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

Regular Action Items

1. Receive and consider reappointment to the Authorities, Boards, Commissions and Committees. Donald Folks to the Redevelopment Authority for the term 2018-2022; Michael Zurratt to the Civil Service Commission for the term 2018-2021; Jose Rios to the Civil Service Commission 2017-2020; Bill Shaw to the Fire, Non-Uniform and Police Pension for the term 2017-2018; Darrell Williams to the Board of Housing Appeals for the term 2017-2019 and the Reserve Trust Fund Commission for the term 2018-2019; Diane Brownfield to the Historical Commission for the term 2018-2020; Mark Kahler to the Planning Commission for the term 2018-2021; Maitland Harvey to the Planning Commission for the term 2017-2020; Charles Thoman to the Zoning Hearing Board for the term 2018-2020; Spartacus Lewis to the Zoning Hearing Board for the term 2017-2019 and appoint Jack Burkholder to the UCC Appeals Board for the term 2018-2022; John Guerrero to the UCC Appeals Board for the term 2014-2018; Donald Folks to the UCC Appeals Board for the term 2017-2021; Christian Gillespie to the Zoning Hearing Board as alternate for the term 2016-2018.

Mrs. Hunt asked if the applicants for the UCC Boards of Appeals were qualified. Mr. Folks, Mr. Burkholder and Mr. Guerrero explained their qualifications. Mrs. Hunt announced there are applicants unable to attend with acceptable reasons.

Mrs. Hunt made a motion to approve reappointment to the Authorities, Boards, Commissions and Committees. Donald Folks to the Redevelopment Authority for the term 2018-2022; Michael Zurratt to the Civil Service Commission for the term 2018-2021; Jose Rios to the Civil Service

Commission 2017-2020; Bill Shaw to the Fire, Non-Uniform and Police Pension for the term 2017-2018; Darrell Williams to the Board of Housing Appeals for the term 2017-2019 and the Reserve Trust Fund Commission for the term 2018-2019; Diane Brownfield to the Historical Commission for the term 2018-2020; Mark Kahler to the Planning Commission for the term 2018-2021; Maitland Harvey to the Planning Commission for the term 2017-2020; Charles Thoman to the Zoning Hearing Board for the term 2018-2020; Spartacus Lewis to the Zoning Hearing Board for the term 2017-2019 and appoint Jack Burkholder to the UCC Appeals Board for the term 2018-2022; John Guerrero to the UCC Appeals Board for the term 2014-2018; Donald Folks to the UCC Appeals Board for the term 2017-2021; Christian Gillespie to the Zoning Hearing Board as alternate for the term 2016-2018; Mr. Simpson seconded the motion. Motion passed 5-0.

2. Receive and consider authorizing Brandywine Health Foundation to prepare and submit an application, in the amount of \$30,000, to the Disney “Meet Me in the Park” grant program on behalf of the City, due March 1, 2018. The grant would be used to augment available funding for Palmer Park Phase 1.

Mr. Bass explained this will be the last round of funding for a while in renovating Palmer Park.

Mrs. Hunt made a motion to approve authorizing Brandywine Health Foundation to prepare and submit an application, in the amount of \$30,000, to the Disney “Meet Me in the Park” grant program on behalf of the City, due March 1, 2018. The grant would be used to augment available funding for Palmer Park Phase 1; Vice President Green seconded the motion. Motion passed 5-0.

3. Receive and consider Resolution to approve the LERTA District

Mrs. Bookman made a motion to approve a Resolution to approve the LERTA District; Mr. Simpson seconded the motion. Motion passed 5-0.

4. Receive and consider 2nd Reading and Adoption an Ordinance of the City of Coatesville, enacted pursuant to the Local Economic Revitalization Tax Assistance Law (LERTA), authorizing tax exemptions from property tax for certain deteriorated industrial, commercial or other business property in the City’s “MU” Mixed Use Development Overlay; defining eligible LERTA areas and eligible properties; setting a maximum exemption amount and an exemption schedule; and providing a procedure for securing an exemption and rescinding Ordinance No. 1306-2008

Mrs. Bookman made a motion to approve second reading and adoption an Ordinance of the City of Coatesville, enacted pursuant to the Local Economic Revitalization Tax Assistance Law (LERTA), authorizing tax exemptions from property tax for certain deteriorated industrial, commercial or other business property in the City’s “MU” Mixed Use Development Overlay; defining eligible LERTA areas and eligible properties; setting a maximum exemption amount and an exemption schedule; and providing a procedure for securing an exemption and rescinding Ordinance No. 1306-2008; Vice President Green seconded the motion. Motion passed 5-0.

5. Receive and consider Lamb McErlane to assist with Infrastructure work at 1st Avenue intersection realignment

Mr. Trio explained Lamb McErlane will only be used for 1st Avenue realignment.

Mrs. Hunt made a motion to approve Lamb McErlane to assist with Infrastructure work at 1st Avenue intersection realignment; Mr. Simpson seconded the motion. Motion passed 5-0.

6. Receive and consider Resolution to approve termination of Lease with RDA relative to 7th Avenue parking lot and authorize sale of same for \$60,000 subject to restrictions

Mrs. Bookman inquired about the restrictions. Mr. Burkholder explained the property will be sold with the restriction “parking only” on the lots. The purchaser of the property owns a business in the City and needs additional parking for their business. It has been hard for development on the lots, due to adjoining City Gate. Mrs. Hunt asked where the monies from the sale goes. The 90% of the sale profit will be submitted to the City of Coatesville.

Vice President Green made a motion to approve a Resolution to approve termination of the lease with the Redevelopment Authority relative to 7th Avenue parking lot and authorize sale of same for \$60,000 subject to restrictions; Mrs. Hunt seconded the motion. Motion passed 5-0.

7. Receive and consider Resolution to Adopt Writs to send to voters services for Special Election for 2nd Ward and Kathy Hopton at-large position.

Mrs. Hunt made a motion to adopt a Resolution to adopt Writs to send to voters services for Special Election for 2nd Ward and At-Large Council position.

Discussion Item

There were no discussion items at this time.

Solicitors Report

Mr. Carnes announced:

- City Hall renovations are moving forward.
- The LERTA was approved this evening.
- Working with Michael Kissinger of Pennoni Associates Engineers and Sonia Huntzinger to obtain Right of Way Agreements and Temporary Construction easement’s for 14 properties on 4th Avenue for the purpose of obtaining new sidewalks
- Prepare Writs to send to voters services.
- Assisted with various miscellaneous matters involving litigation and enforcement and has assisted the City in its interpretation of codes, rules and regulations and various personnel matters.

City Manager’s Report

Mr. Trio announced:

- Notification were mailed out for the Real State/Solid Waste
- City Hall Renovations – Addressing site work and exterior hardscaping and landscaping. Handicap access and ramping.
- PC considered and proposed the LERTA district for the Mixed Use Zoning District area. After the street sweeper is repaired will activate to take advantage of unusual seasonal weather to address trash/gutters, etc.

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

David Long

Mr. Long voiced his concerns regarding the ending of “Coffee with the Chief.” He first heard it thru Facebook then by Lieutenant Audette and Sergeant Ollis. President Lavender-Norris explained there was a miscommunication regarding the change. The “Coffee with the Chief” will continue but Council asked for the event to happen throughout the City. Ex: West End, East End. Mr. Long explained that was not how it was told to him. The Chief/Mr. Trio should have been the ones to information Fuel City Café. President Lavender-Norris apologized for the miscommunication.

Fran Scamuffa

Ms. Scamuffa stated it was disheartening to hear about the Coffee with the Chief. No one has ever has shown interest in having it. Glad it will continue in the City at other locations and I will be there. She asked for respect while she is addressing Council during citizens’ hearings. She asked if we had a quality of life inspector.

Paul Evans

Mr. Evans stated the sound system is better but bass needs turned down. Congratulations to City Council for sending a positive signal to developers with passing the LERTA. The GE Carlson Building I West End should be added to the LERTA.

Donald Folks

Mr. Folks addressed Council with an interest for the open position on City Council.

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

Special Events

There were no special events at this time.

Council Comments

Mr. Simpson apologized for the interruption of citizens’ hearings.

Mrs. Hunt thanked everyone for attending the meeting. She stated “I am here to do the best I can to represent the city.”

Mrs. Bookman thanked everyone for attending the meeting and voicing their concerns.

Vice President Green thanked everyone for attending the meeting. She thanked Mrs. Huntzinger for the letter. There are so many positive things going on in the City.

President Lavender-Norris stated she did not get on Council to be liked or disliked. She got on Council to do what is best for the City. I appreciate the City in its current state and I will appreciate it even more as it goes forward. If anyone has a question of what, who, why or how I do. Don’t assume anything about me. As me, allow me to let you know who I am. God Bless and be safe on the road

Adjournment

Vice President Green made a motion to adjourn the meeting at 9:20 pm; Mrs. Bookman seconded the motion. Motion passed 5-0.