

MINUTES  
CITY OF COATESVILLE  
Regular Meeting  
1 City Hall Place, Coatesville, Pa 19320  
Council Chambers, Coatesville City Hall  
March 11, 2019

President Lavender-Norris called the meeting to order at 7:45 pm and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Carmen Green, Mr. Donald Folks, Mr. Edward Simpson, and Deborah Bookman. Staff members present included: City Manager, Michael Trio, Assistant City Manager, James Logan, Police Chief, John Laufer, Finance Department, Peter Barsz and Recording Secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held earlier this evening to discuss personnel and legal matters.

President Lavender-Norris announced Mrs. Hunt and Ms. Al Amin would not be in attendance.

**Approval of Minutes:**

Vice President Green made a motion to approve February 25, 2019 meeting minutes; Mr. Folks seconded the motion. Motion passed 5-0.

**Approval of Accounts Payable**

Mr. Simpson 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 table action item 7) Flats lease; Mrs. Bookman seconded the motion. Motion failed 2-3.

**Presentations**

1. Rotary  
Presentation moved to next meeting.

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

There were no citizen's hearings on regular action items only.

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

**Regular Action Items**

1. Receive and consider an 2<sup>nd</sup> Reading and Adoption an Ordinance authorizing the City of Coatesville to enter into a bank qualified lease-purchase agreement with Branch Bank

and Trust for purposes of acquiring a dump truck with up fit for the use of the City pursuant to a Costar Contract exempt from public bidding, with no pledge of full faith and credit and taxing power of the City as security for repayment, a non-appropriation clause which terminates the lease if payments are not appropriated by the City, containing full payment terms which are less than duration than the useful life of the vehicles being leased, said agreement to require interest payments at rates set forth in the attachment for a five (5) year term for a maximum lease amount of \$147,559.31.

Vice President Green made a motion to approve 2<sup>nd</sup> Reading and Adoption an Ordinance authorizing the City of Coatesville to enter into a bank qualified lease-purchase agreement with Branch Bank and Trust for purposes of acquiring a dump truck with up fit for the use of the City pursuant to a Costar Contract exempt from public bidding, with no pledge of full faith and credit and taxing power of the City as security for repayment, a non-appropriation clause which terminates the lease if payments are not appropriated by the City, containing full payment terms which are less than duration than the useful life of the vehicles being leased, said agreement to require interest payments at rates set forth in the attachment for a five (5) year term for a maximum lease amount of \$147,559.31; Mr. Simpson seconded the motion. Motion passed 5-0.

2. Receive and consider DCNR Grant RFP requirement for request for Waiver for the Ash Park Master Plan and Pool Feasibility Study – Planning and the Palmer Park – Phases 2&3 Development Grant (BRC-PRD-24-260)

Vice President Green made a motion to approve DCNR Grant RFP requirement for request for waiver for the Ash Park Master Plan and Pool Feasibility Study – Planning and the Palmer Park – Phases 2&3 Development Grant (BRC-PRD-24-260); Mr. Simpson seconded the motion. Motion passed 5-0.

3. Receive and consider Resolution No. 2019-09 City of Coatesville names Natural Lands Trust as the design consultant for the Palmer Park Phase 2&3 Development Grant

Vice President Green made a motion to approve Resolution No. 2019-09 City of Coatesville names Natural Lands Trust as the design consultant for the Palmer Park Phase 2&3 Development Grant; Mr. Folks seconded the motion. Motion passed 5-0.

4. Receive and consider Resolution No. 2019-10 City of Coatesville names Natural Lands Trust as the design consultant for the Ash Park Master Plan Pool Feasibility Grant

Vice President Green made a motion to approve Resolution No. 2019-10 City of Coatesville names Natural Lands Trust as the design consultant for the Ash Park Master Plan Pool Feasibility Grant; Mr. Simpson seconded the motion. Motion passed 5-0.

5. Receive and consider Resolution No. 2019-08 endorsing of Landscape3, the County's comprehensive plan

Vice President Green made a motion to approve Resolution No. 2019-08 endorsing pf Landscapes3, the County's Comprehensive Plan; Mr. Simpson seconded the motion. Motion passed 5-0.

6. Receive and consider appointment of Renee Sharpe to the Planning Commission for the term 2016 – 2019

Vice President Green made a motion to appoint Renee Sharpe to the Planning Commission; Mrs. Bookman seconded the motion. Motion passed 5-0.

Vice President Green made a motion to appoint Clarence Norris to the Planning Commission; Mrs. Bookman seconded the motion. Motion passed 4-0-1. President Lavender-Norris abstained from the vote.

7. Receive and consider lease agreement between the Redevelopment Authority of the City of Coatesville and Michels Corporation for the property referred to as the "Flats"

Mr. Simpson made a motion to approve the lease agreement between the Redevelopment Authority of the City of Coatesville and Michels Corporation for the property referred to as the "Flats"; Mr. Folks seconded the motion. Motion passed 3-2. Vice President Green and Mrs. Bookman were the dissenting votes.

Vice President Green made a motion to close action items; Mr. Folk seconded the motion. Motion passed 5-0.

### **Discussion Item**

1. Meeting Minutes

Vice President Green explained her reason for voting no for the flats lease. The reason was to have additional time to understand the lease and have solicitor review. The City is now committed.

President Lavender-Norris explained she did have time to read over and review. This is why it was easy for her to vote.

### **Solicitors Report**

Mr. Verwey announced he:

- Addressed code enforcement issues
- Worked on real estate matters
- Worked on contracting issues
- Worked on a draft ordinance
- Provided guidance on various legal issues.

## **City Manager's Report**

Mr. Trio announced;

- He attended a meeting and reviews case checklist to identify potential impacts/costs to be presented as part of the opioid crisis
- He interviewed candidates for the Finance Department
- He worked on AFSCME and Police Contracts. Hope to have for council approval at the next meeting.
- Developers
  - Planning meeting with Ed Ritti – Brandywine View\
  - Mark Lane applying for Liquor Likens as approved by City Resolution
  - Spartan DW – truelove – completed 7<sup>th</sup> and Chestnut Buildings and framing out “Chertok warehouse” for market units.
  - Investment group may be interested in building at 190 East Lincoln Highway “known as GO Carlson building)
- Reviewed LERTA option alternative – the City can continue to move forward with the 10 year plan.
- Planning Commission meeting in March to address overall parking plan for the city as it relates to projected redevelopment and/or infill.
- Zoning Hearing Board – application for variance and special exceptions on the Merchant Street Mosque.
- Codes Department
  - Cedarville inspectors have been temporarily assigned to assist in the Codes Department.
  - Interviewed candidates for the Code Supervisor position.
- Building Items
  - Roof study has been ordered to address remaining infiltration and alternative.

## **Assistant City Manager Report**

Mr. Logan announced:

- Eagle Disposal had four trucks out this weekend to do a City sweep (sign of their efforts to make Coatesville a cleaner city)
- Parks and Recreation Commission held a well-attended meeting. Urius Cole now serves on the Committee

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

Maximus Wickel

Mr. Wickel stated the union signed and submitted an agreement to the City. IS thankful for the City Manager and Council to broker the agreement and move forward with the contract at the next meeting.

Vice President Green made a motion to close citizens' hearings on non-agenda items; Mr. Folks seconded the motion. Motion passed 5-0.

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Simpson thanked Septa for extending their rail service to the City. Thank you to the City Commissioners for working very hard and very diligently with PennDot to get this facilitate and also the million dollar check for the parking garage, that we so desperately need. With Septa in the mix, we will find it a lot easier to get more developers, more interest in the City of Coatesville. Hopefully we can follow thru and get the remaining funds. Thank you all for coming out.

Mr. Folks thanked the City and the County for being persistent on bringing us back. I haven't been here a year yet and it's getting better. I'm starting to see movement from behind the door. I can't wait until the door opens. It's going to be a great City, just hold on. Thank you all for coming out.

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

Vice President Green thanked everyone for attending the meeting. I too am excited about the Septa and the million dollars we received for the parking garage. I want to say I appreciate the Commissioner and everyone who came out. I especially want to thank Linda, Sonny, Mike, and James for those Train Station meetings month after month after month and hearing and pushing because a few months ago they were saying Septa's not coming here. I just appreciate the pushback and the Commissioners have been fantastic to the City of Coatesville. They are coming to us with all sorts of projects. I remember, it was a meeting in December, that no way were they (Septa) coming, but we knew the Commissioners already sent a letter asking Septa to bring their services back to the Coatesville. I am just excited and grateful that we have partnerships and relationships the way we do with the powers that be and their help, because without their work, dedication and commitment to the City in these meetings month after month after month and stating their position month after month shows that's what gets it done. There is a lot of things getting ready to happen and we are starting to see the fruit of the labor. I'm really really committed to the City of Coatesville, but going against the vote is not because I want to. I just want to make sure we are doing the right thing for the right reason and that's it. I am

thankful to Urius because he is helping me with setting up a town hall meeting with my ward, so we can get the residents out and they can be involved. They are so anxious to hear what is going on.

President Lavender-Norris reiterated her appreciation for the partnerships with all levels of government and the organizations within. It has been a long road and I see light at the end of the tunnel and it's an exciting time for all of us. We don't always agree as you can see but we do always move forward. I want to say thank you to all my colleagues for your due diligence and for the work that is coming to fruition. Staff you have been wonderful and I appreciate you all. I pray that everyone has a wonderful evening and a safe trip home.

### **Adjournment**

Vice President Green made a motion to adjourn the meeting at 8:35 pm; Mr. Simpson seconded the motion. Motion passed 5-0.