

MINUTES
CITY COUNCIL MEETING
545 East Lincoln Highway, Coatesville, PA 19320
April 9, 2018

Public Hearing – Conditional Use Application of OIC for Old Senior Center located at 22 North 5th Avenue

A stenographer was present to transcribe the public hearing.

President Lavender-Norris called the meeting to order at 8:00 pm and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Carmen Green, Messrs., Edward Simpson, John Guerrero, Mrs. Deborah Bookman, Mrs. C. Arvilla Hunt and Mrs. Delores Williams. 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 April 9, 2018 to discuss personnel and legal matters.

Approval of Minutes

Vice President Green motioned to approve the March 26, 2018 meeting minutes; Mrs. Bookman seconded the motion. Motion passed 7-0.

Approval of Accounts Payable

Mrs. Hunt made a motion to approve the accounts payables; Vice President Green seconded the motion. Motion passed 7-0.

Additions, Deletions or Modifications to the Agenda

There were no additions, deletions or modifications at this time.

Presentations

There were no presentations at this time.

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

Fran Scamuffa

Ms. Scamuffa asked President Lavender-Norris if she will be transferring to Deborah Bookman the position of Council representative on the Reserve Trust Fund Commission. President Lavender-Norris replied yes.

Paul Evans

Mr. Evans asked President Lavender-Norris if she is resigning as Council Representative for the Reserve Trust Fund Commission prior to the vote. President Lavender-Norris stated she would be following the proper procedures.

Regular Action Items

1. Receive and consider appointment of Deborah Bookman to the Reserve Trust Fund Commission for the term 2017-2018.

President Lavender-Norris designated Deborah Bookman as representative for the Reserve Trust Fund Commission.

Vice President Green made a motion to appoint Deborah Bookman as the Council Representative for the Reserve Trust Commission for the term 2017-2018; Mrs. Hunt seconded the motion. Motion passed 7-0.

2. Receive and consider Flats Land Lease with the Redevelopment Authority and SAMMAD Investments, Inc.

Vice President Green made a motion to approve the Flats Land Lease with the Redevelopment Authority and SAMMAD Investments, Inc; Mr. Guerrero seconded the motion. Motion passed 7-0.

3. Receive and consider approving the City of Coatesville to sign a Resolution applying for a \$250,000 grant from the Pennsylvania Department of Conservation and Natural Resources. Said grant would provide funding for implementation of Phases Two and Three of the Palmer Park Master Plan adopted by Council. Natural Lands will work to secure the required matching funds

Mrs. Hunt made a motion approving the City of Coatesville to sign a Resolution applying for a \$250,000 grant from the Pennsylvania Department of Conservation and Natural Resources. Said grant would provide funding for implementation of Phases Two and Three of the Palmer Park Master Plan adopted by Council. Natural Lands will work to secure the required matching funds; Vice President Green seconded the motion. Motion passed 7-0.

4. Receive and consider approving the City of Coatesville to sign a Resolution applying for a \$40,000 grant from the Pennsylvania Department of Conservation and Natural Resources. Said grant would provide funding for Ash Park Master Plan and Pool Feasibility Study.

Vice President Green made a motion approving the City of Coatesville to sign a Resolution applying for a \$40,000 grant from the Pennsylvania Department of Conservation and Natural Resources; Mrs. Hunt seconded the motion. Motion passed 7-0.

5. Receive and consider First Reading an Ordinance authorizing the City of Coatesville to acquire deeds of dedication of right-of-way and temporary construction easements for a highway improvement project (realignment of First Avenue at intersection with Lincoln

Highway) in the City of Coatesville from DEPG Coatesville Associates, LP and ISG Railways, Inc., respectively

Mrs. Hunt made a motion to approve First Reading an Ordinance authorizing the City of Coatesville to acquire deeds of dedication of right-of-way and temporary construction easements for a highway improvement project (realignment of First Avenue at intersection with Lincoln Highway) in the City of Coatesville from DEPG Coatesville Associates, LP and ISG Railways, Inc., respectively; Mrs. Bookman seconded the motion. Motion passed 7-0.

6. Receive and consider a Resolution granting conditional approval of the Coatesville Mixed use Redevelopment Preliminary Final Land Development Plan of DEPG Coatesville Associates LP; granting identified waivers to certain sections of the City's storm water management and erosion and sediment control ordinance and subdivision and land development ordinance setting forth conditions of approval – requiring applicant to obtaining various approvals from outside agencies, obtain a “clean” review letter from the City Engineer and enter into a subdivision and land development agreement with a financial security agreement in a form acceptable to the City – said approval being further conditioned upon acceptance of said conditions by the developer/applicant

Mrs. Bookman made a motion to approve a Resolution granting conditional approval of the Coatesville Mixed use Redevelopment Preliminary Final Land Development Plan of DEPG Coatesville Associates LP; granting identified waivers to certain sections of the City's storm water management and erosion and sediment control ordinance and subdivision and land development ordinance setting forth conditions of approval – requiring applicant to obtaining various approvals from outside agencies, obtain a “clean” review letter from the City Engineer and enter into a subdivision and land development agreement with a financial security agreement in a form acceptable to the City – said approval being further conditioned upon acceptance of said conditions by the developer/applicant; Mrs. Hunt seconded the motion. Motion passed 7-0.

Discussion Item

1. Meeting Minutes

There was no discussion on meeting minutes.

2. WCCCOG

Mrs. Bookman provide Council with a summary:

- NIMS Training – There are two components of training which can be done online however, the COG is looking into setting up 2-4 hour training session sometime in May. Without the training the City runs the risk of not being able to receive FEMA assistance in the event of a disaster emergency situation. She asked council members to notify her if they are interested in the training.
- Briefly discussed implementing a municipal manager at the next Manager meeting.

- Discussion on imploring the re-branding idea of renaming 9/10 Intermediate High School to Rebecca Lukens Intermediate High School. – A meeting is rescheduled to discuss the idea with Scott Huston.
 - Local Government 201 – April 30th from 6pm-8pm
 - Main Street Future Focus Staitcase 7:30 am to 9:30 am. South Coatesville Training facility
3. Savvy Citizen
Mrs. Bookman provided Council with the Savvy Citizen which is an app to keep City of Coatesville residents informed, happier and safer.
- Effective communication
 - Informed Citizens
 - Event Awareness
 - Resident Engagement
 - Community Synergy
4. Invitation for request for Certificate of Recognitions
Mrs. Bookman asked Council for a Certificate of Recognition for Bongai Mhloyi, Minding Manners with Ms. B. Ms. B mission is to empower and teach young people ages 5 years to 18 years proper etiquette for all environments and occasions.
5. Reserve Trust Fund
Mr. Simpson asked if there is an actual document regarding the Trust fund. The only documents found are an Ordinance to create the Trust Fund, create trust Fund Commission and proceeds from the Trust Fund. Vice President Green stated she has all the information pertaining to the beginning of the Trust Fund. She will provide Council with a copy.

Solicitor's Report

Mr. Carnes announced the City has an option to join the Western Chester County Regional UCC Board of Appeals. The City can participate through a representative or need not identify any person to the Board. The Western Chester County Regional UCC Appeals Board can handle any and all appeals and has extensive experience. Many Municipalities take advantage of this service. The cost to join is \$750.00 plus initial \$50 per annual year fee. Vice President Green asked for the item to be placed on the agenda for first Reading of an Ordinance.

Vice President Green made a motion to add Western Chester County Regional UCC Appeals Board to the agenda; Mr. Guerrero seconded the motion. Motion passed 5-2. Mr. Simpson and Mrs. Hunt were the dissenting votes.

President Lavender-Norris opened the floor for public comments.

Mr. Paul Evans stated the pros and cons. The pro is: probably more experts on the panel; the con is: The cost of City is \$500 and the WCCR UCC Appeals Board is \$2,000 per appeal which is a bigger burden on the citizen. Mrs. Hunt and Mr. Simpson asked why this need to be done tonight and cannot wait until the next meeting. The City currently has members on their Board if something should come up. Vice President Green explained the WCCR UCC Appeals Board has qualified members. The Ordinance will still need a second reading prior to adoption. The First Reading can be approved now and second reading will be at the next meeting. Any questions and comments can be addressed prior to adoption.

Vice President Green made a motion to approve 1st Reading an Ordinance for the City of Coatesville to join the Western Chester County Regional UCC Appeals Board; Mrs. Bookman seconded the motion. Motion passed 5-2. Mr. Simpson and Mrs. Hunt were the dissenting votes.

City Manager's Report

Mr. Trio announced:

- Route 82 and Lincoln Highway/Streetscaping Programs
 - Bid packed issued for construction on 4/6/18 and uploaded to PennBID website for contractor response
- CDBG Programming
 - Bid package for third avenue extension is completed and old Train Station requires additional coordination with AMTRAK and right to access.
 - Activity can move following approval of CDBG funding by the Chester County Commissioners projected on April 10, 2018
- City Hall Renovation
 - Walls closed in with areas open for testing and inspections.
 - Second floor staircase projected to be completed by the week of 4/9/18
 - Move still anticipated completed by June 15, 2018
 - Ribbon cutting ceremony to be planned.
- RDA Development
 - Victory Sports presented to Valley Township for access from Glencrest Road.
- Engineering, Planning and Code Enforcement
 - Planning Commission
 - Current application RDA-Train Station Site Property consolidation plan.
 - New application – for conditional use 22 North 5th Avenue for use as a training and support center.
- Public Works
 - 902 recycling Grant is ready to mail
 - New front end loader will be delivered this month.
 - Replacing speed limit and no parking signs along 1st Avenue from Lincoln Highway to the City line, 35 mph to 25 mph.

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

Fran Scamuffa

Ms. Scamuffa thanked everyone for having their microphones on. She asked if any Council person are aware of any intent to sway or alter other council persons.

Paul Evans

Mr. Evans read portions of the Ordinances from 2004 and 2005 pertaining to the Reserve Trust Fund Commission.

Paul Dodson

Mr. Dodson asked when they close the bridge on 4th Avenue, Why are they eliminating parking on one side of the street. He stated that people are putting stuff in his dumpsters instead of putting it out for their bulk pick up. He asked if there are any arrangements for Police foot patrol.

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

Special Events

There were no special events at this time.

Council Comments

Mr. Simpson thanked everyone for coming and wished everyone a good night.

Mrs. Williams thanked everyone for coming out and wished everyone a good night.

Mrs. Hunt thanked everyone for coming and wished everyone a good night.

Mrs. Bookman thanked everyone for coming and wished everyone a good night. Drive Safe!

Vice President Green thanked everyone for coming. Thank you Lucas for coming back to Coatesville. She wished everyone a good night and have a safe trip home.

President Lavender-Norris thanked everyone for attending the meeting. She acknowledged the 2nd Century Community update. It was well attended and a wealth of information. The atmosphere was high. The future is so much brighter than it has been. Thank you Sonny for a wonderful Job and Ann at Natural Lands Trust as it's been amazing. Lucas, Welcome back to Coatesville. God Bless and Good Evening!

Adjournment

Mr. Simpson made a motion to adjourn the meeting at 10:05 pm; Vice President Green seconded the motion. Motion passed 7-0.