

*MINUTES*  
CITY COUNCIL MEETING  
545 East Lincoln Highway, Coatesville, PA 19320  
Regular Meeting  
April 23, 2018

0.01 Public hearing on the conditional use application of Chester County Opportunities Industrialization Center (“CCOIC”).

Mr. Carnes asked Ms. Chester to put her left hand on the bible, raise her right hand and “swear or affirm that the testimony you will provide will be the truth, so help you God.” She replied yes.

The property located at 22 north 5<sup>th</sup> Avenue needed 26 parking spaces, the current lot only holds 12 vehicles. 40% were within 400 feet and were permitted off-street. The lease with the church provided 20 spaces with 5 sometimes not available but is located at across Lincoln Highway on the other side of the street. The provisions from the Zoning Ordinance were recited several times. The other critical issues are going to be hours of operation, number of classes, number of teachers, means by which the students get to the facility etc. The CCOIC offers training that leads to employment with programs in teaching English as a second language, GED preparation and certified nursing assistant training. The organization serves about 600 students per year, with around 30 students on any given day that classes are held.

Members of Council expressed a dislike for the \$2,500.00 purchase of a parking space concept and dislike of the language in the ordinance that required off-street parking to be within 400 feet from the front door on the same side of the street. The applicant provided no calculations of distance and the parking lot provided by the church appears to not only be on the other side of the street but it appears that it is accessed by going up Lincoln Highway to the east and then south into the parking lot. Mrs. Hunt questioned why the kitchen was not being included in the calculation of square footage in the building. She also noted that the City would have to follow the language of the Zoning Ordinance. The applicant was guided to request a variance.

Vice President Green made a motion to table the conditional use application until the May 14<sup>th</sup> 2018 meeting with the record remaining open; Mrs. Hunt seconded the motion. Motion tabled 5-0.

President Lavender-Norris called the meeting to order at 9:40 pm and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Carmen Green, Messrs., John Guerrero, 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 Peter Barsz and Recording Secretary Ruthann Mowday.

**Approval of Minutes – April 9, 2018**

Mrs. Hunt made a motion to approve the April 9, 2018 meeting minutes with edits; Mr. Guerrero seconded the motion. Motion passed 5-0.

**Approval of Accounts Payable**

Mrs. Hunt made a motion to approve the accounts payables excluding Cedarville invoices and changes requested by Peter Barsz; Mr. Guerrero seconded the motion. Motion passed 5-0.

### **Additions, Deletions or Modifications to the Agenda**

Vice President Green made a motion to table action item 1) appointment to the Reserve Trust Fund Commission; President Lavender-Norris seconded the motion. Motion failed 2-3. Mrs. Hunt, Mrs. Williams and Mr. Guerrero were the dissenting votes.

### **Presentations**

1. Sonia Huntzinger – Interactive Website

Ms. Huntzinger provided an overview of the Second Century Alliance website.

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

Fran Scamuffa

Ms. Scamuffa asked to be removed from the agenda for the Fire Advisory board appointment if the appointments to the Reserve Trust Fund commission is tabled until the next meeting.

Paul Evans

Mr. Evans stated it is important to have someone on trust Fund Commission who has done a lot over someone who has voted on using funds from it.

Mrs. Hunt made a motion to close citizens' hearings on regular action items only; Mr. Guerrero seconded the motion. Motion passed 5-0.

### **Regular Action Items**

1. Receive and consider Fran Scamuffa resignation from the Zoning Hearing Board

Mrs. Hunt made a motion to accept the resignation of Fran Scamuffa from the Zoning Hearing Board; Mr. Guerrero seconded the motion. Motion passed 3-2. President Lavender-Norris and Vice President Green were the dissenting votes.

2. Receive and consider appointment of Fran Scamuffa to the Reserve Trust Fund Commission for the term 2017-2018 or Marie Lawson to the Reserve Trust Fund Commission for the term 2017-2018; Fran Scamuffa to the Advisory Fire Committee for the term 2018-2020 and Vincent Zambuto to the Historical Commission for the term 2018-2020

Mrs. Hunt made a motion appoint Fran Scamuffa to the Fire Advisory Committee for the term 2018-2020; Mr. Guerrero seconded the motion. Motion passed 3-2. Vice President Green and Mrs. Williams were the dissenting votes.

President Lavender-Norris made a motion to appoint Vincent Zambuto to the Historical Commission for the term 2018-2020; Vice President Green seconded the motion. Motion passed 5-0.

Mrs. Lavender-Norris made a motion to appoint Marie Lawson to the Reserve Trust Fund Commission for the 2017-2018. Motion failed due to lack of second.

Mrs. Hunt made a motion to appoint Fran Scamuffa to the Reserve Trust Fund Commission for the term 2017-2018; Mr. Guerrero seconded the motion. Motion passed 3-2. President Lavender-Norris and Vice President Green were the dissenting votes.

3. Receive and consider Second Reading and Adoption 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 second reading and adoption 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; Mr. Guerrero seconded the motion. Motion passed 5-0.

4. Receive and consider second Reading and Adoption and Ordinance authorizing the City Council of the City of Coatesville to enter into an intergovernmental Cooperation Agreement for the establishment of a Regional Pennsylvania Uniform Construction Code Board of Appeals

Vice President Green made a motion to approve second reading and adoption an Ordinance authorizing the City Council of the City of Coatesville to enter into an intergovernmental cooperation agreement for the establishment of a Regional Pennsylvania Uniform Construction Code Board of Appeals; Mrs. Hunt seconded the motion. Motion passed 5-0.

5. Receive and consider First reading an Ordinance authorizing the City of Coatesville 9the “City) to enter into a lease agreement with PNC Equipment Finance, LLC consistent with a proposal for financing the purchase price of a JCB 3CX side shift backhoe 9Approximately \$101,000.00) with a monthly payment on the 60 month loan at an annual interest rate of 4.45% on 60 months (in arrears with documentation fee of \$150.00) subject to provisions for non-appropriation and acquisition at lease end of one dollar.

Mrs. Hunt made a motion to approve First reading an Ordinance authorizing the City of Coatesville 9the “City) to enter into a lease agreement with PNC Equipment Finance, LLC consistent with a proposal for financing the purchase price of a JCB 3CX side shift backhoe 9Approximately \$101,000.00) with a monthly payment on the 60 month loan at an annual interest rate of 4.45% on 60 months (in arrears with documentation fee of \$150.00) subject to provisions for non-appropriation and acquisition at lease end of one dollar. President Lavender-Norris seconded the motion. Motion passed 4-1. Vice President Green was the dissenting vote.

6. Receive and consider a request of the Movement Community Development Corporation (“MCDC”) for “fee forgiveness” at the “Movement Block Party” on July 7, 2018 for the participating vendors.

Vice President Green made a motion to approve a request from the Movement Community Development Corporation (“MCDC”) for “fee forgiveness” at the “Movement Block Party” on

July 7, 2018 for the participating vendors; Mrs. Hunt seconded the motion. Motion failed 1-4. Mrs. Williams, Mrs. Hunt, Mr. Guerrero and Vice President Green were the dissenting votes.

7. Receive and consider Banner Permit Application from Brandywine Health Foundation requesting permission to hang 13 Strawberry Festival street pole banners on available poles and spaced evenly along Lincoln Highway from Strode Avenue to 13<sup>th</sup> Avenue from May 31 – June 3, 2018. The banners will be hung by Randy Scott, Director of Operations, Brandywine Hospital  
Mrs. Hunt made a motion to approve the Banner Permit Application from Brandywine Health Foundation requesting permission to hang 13 Strawberry Festival street pole banners on available poles and spaced evenly along Lincoln Highway from Strode Avenue to 13<sup>th</sup> Avenue from May 31 – June 3, 2018; Mr. Guerrero seconded the motion. Motion passed 5-0.

Mrs. Hunt made a motion to close Regular Action Items; Mrs. Williams seconded the motion. Motion passed 5-0.

### **Discussion Item**

1. Meeting Minutes
2. Delores Williams – Affidavit  
Mrs. Williams written affidavit explaining in connection with her commencement of service on the Coatesville City Council, she is providing notice of her association with KeyBank, and plans to withdraw/recuse herself from all discussions, decisions, deliberations, and/or votes related in any manner to matters related to her employer.
3. Resolution 2006-04 – Citizen input  
Due to Mr. Simpson's absence, the discussion item was moved to the May 14 agenda.

### **Solicitor's Report**

John Carnes announced:

- First Avenue Realignment – second reading of ordinance approved
- Wester Chester County Regional UCC Board of Appeals Board approved
- DEPG – Resolution for conditional approval approved.
- Received responses for the RFP for financing of ne JCB 3CX side shift backhoe. First Reading approved this evening
- 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:

- Route 82 and Lincoln Highway Streetscaping programs
  - Pre bid meeting held on April 20, 2018
  - Bid Award anticipated May 14, 2018
- CDBG

- Bid packets for Third Avenue and Train Station will be in PennBid this week
- City Hall Renovation
  - Council tour April 26, 2018

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

Josh Crans

Mr. Crans asked for stop sign to be placed at Olive Street between Fifth and Sixth Avenues. He explains there are a lot of kids in the area.

**Diane Brownfield**

Ms. Brownfield thanked Council for completing the membership of historical commission.

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

**Special Events**

1. A special event application was submitted by Sheena Medley & Parker family for a 1 year old birthday/block party on May 12, 2018 from 12 pm to 7pm. It has been requested to close 4<sup>th</sup> Avenue between Walnut Street and Kersey Street.

**Council Comments**

Vice President Green thanked everyone for attending the meeting and wished everyone a good night.

Mr. Guerrero thanked everyone for attending the meeting and wished everyone a good night.

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

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

President Lavender-Norris thanked everyone for attending the meeting. She congratulated Ms. Scamuffa for her appointment to the boards and commissions. Be safe, God bless!

**Adjournment**

Vice President Green made a motion to adjourn the meeting at 11:05 pm; Mrs. Hunt seconded the motion. Motion passed 5-0.