

MINUTES
CITY COUNCIL MEETING
Regular Meeting
April 27, 2015

Call to Order

President Lavender-Norris called the meeting to order at 7:50 pm p.m. and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Council Vice President Marie Lawson, Mssr, Joseph Hamrick, Edward Simpson, Bill Shaw, Mrs. C. Arvilla Hunt, and Mrs. Ingrid W. Jones. Staff members present included Interim City Manager Michael O'Rourke, City Solicitor John Carnes, and Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held earlier this evening April 27, 2015, to discuss personnel and legal matters.

Approval of Minutes:

Mrs. Hunt made a motion to approve the April 13, 2015 meeting minutes; Vice President Lawson seconded the motion. Motion passed 7-0.

Approval of Accounts Payable

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

Additions, Deletions or Modifications to the Agenda

Mr. Simpson made a motion to delete action item 4 and 5 due to wording of Ordinances and add newly worded Ordinances as action item 4 and 5 and add action item 7.8) Resolution Notarized Agent; Mr. Shaw seconded the motion. Motion passed 7-0.

Mrs. Hunt made a motion to add discussion item 1) Discuss July Independence Day Celebration; Mr. Simpson seconded the motion. Motion passed 7-0.

Presentation

1. Coatesville Energy Park –Bob Keares, Keares Electric

Mr. Keares explained an energy park is an integration of multiple energy technologies to create a renewable energy park in a focused area. The energy ranging from solar, battery, wind, geothermal, hydropower, & CHP. The energy park is a strategically located surplus property that serves as a reliable, smart and sustainable asset. The park will contribute to eco-tourism uniting conservation, communities and sustainable travel. It will serve as an educational resource to local schools, universities and business groups. There will be an impact to the Community, Chester County and the State. The revitalization of the City and community through the following: Energy Park; Energy education; job training; and job creation. The impact to the local community and energy off taker is: reduces energy cost for all participating energy offtakers; reduces risk of electric grid disruptions and enhances energy reliability for the user; provides stability for the user in the face of uncertain electrical prices; offers a low cost approach to new electrical generation capacity; provides an immediate path to lower greenhouse gas emissions through increased energy efficiency; and lessens the need for new transmission

and distribution infrastructure and enhances power grid security. The proposed park would be 20+ megawatt.

2. PA Act 77, GESA by Michael Bayesa

Mr. Bayesa provided a simple explanation for performance contracting. It is improvements and repairs that generate energy, operational, and maintenance savings in your municipality can require major investments. Performance contracting is a no risk way to fund these improvements using future savings instead of capital reserves. The projects do not require up front capital expenditures from the Municipality and contain contractually guaranteed savings. The Municipality enters into an agreement with a private energy company (ESCO). The ESCO will identify and evaluate energy savings opportunities, through an audit and then recommend a package of improvements to be paid for through savings. The ESCO will guarantee that savings meet or exceed annual payments to cover all project costs over the specified term. If the savings don't materialize the ESCO pays the difference, not you. Performance Contracting is governed by PA Act 77 and PA Act 39. PA Acts 77 and 39 enable government entities to enter into a PC agreement for up to 20 Years. The project cost, scope and savings are guaranteed. Savings must meet or exceed the cost of the project over the project team.

3. Western Chester County Council of Governments (WCCCOG)

Mr. Young was not in attendance at this time.

4. Lincoln University Coatesville Campus – Seite Stephens

Mr. Stephens announced Lincoln University offers a variety of degree programs designed to help you succeed with your career goals. If you are seeking your bachelor's or master's degree, or simply looking to enhance your skills with a view choice courses, at Lincoln students will acquire the education and skills necessary to be competitive in today's global society. Dedicated teachers, who are leaders in their fields of study, help students to connect their classroom experience to industry.

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

David DeSimone

Mr. DeSimone complimented Council on working together and continuing discussions. He voiced his concerns regarding the search warrant issue and the rental penalty fees.

Paul Evans

Mr. Evans thanked Mr. O'Rourke and Mr. Carnes for further review of the Ordinances prior to the meeting. He voiced his concerns regarding the search warrants.

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

Discussion Item

1. Discuss July Independence Day Celebration

Mrs. Hunt announced it is time to start the planning for the celebration. President Lavender-Norris, Vice President Lawson and Mrs. Hunt will be on the Committee. Their first meeting will be held on July 29, 2015 at 6:00 pm.

Regular Action Items

1. Receive and consider Kevin Towles for the Parks and Recreation Advisory Board for the term 2014-2017
Mr. Simpson made a motion to table the appointment of Kevin Towles to the Parks and Recreation Advisory Board for the term 2014-2017; Mrs. Hunt seconded the motion. Motion passed 7-0.
2. Receive and consider Second Reading and Adoption an Ordinance amending Section 218 of the City of Coatesville's code entitled "Vehicles and Traffic" by amending the Sections governing penalties and violations in Sections 218-8, 218-10, 218-15, 218-18,218-21, 218-26 and 218-60 (to provide for new fines applicable to periods of up to ten days after issuance of a ticket and after twenty days and thereafter providing for the issuance of citations)and by also amending Section 218-50 and Section 218-53 to provide for on-street parking meter rates at \$.25 for 10 minutes for different periods of times depending upon the parking zone.
Council discussed the increased fees. Chief Laufer, Mr. Simpson and Mr. O'Rourke will meet to discuss fees compared to surrounding municipalities. The changes will be presented in the Second Reading of the Ordinance after properly being advertised. Council asked for the item to be placed back on the agenda for Second Reading at the next meeting.

Mr. Simpson made a motion to table Second Reading and Adoption an Ordinance amending Section 218 of the City of Coatesville's code entitled "Vehicles and Traffic" by amending the Sections governing penalties and violations in Sections 218-8, 218-10, 218-15, 218-18,218-21, 218-26 and 218-60 (to provide for new fines applicable to periods of up to ten days after issuance of a ticket and after twenty days and thereafter providing for the issuance of citations)and by also amending Section 218-50 and Section 218-53 to provide for on-street parking meter rates at \$.25 for 10 minutes for different periods of times depending upon the parking zone; Vice President Lawson seconded the motion. Motion tabled 7-0.
3. Receive and consider Second reading and Adoption an Ordinance amending Chapter 47 of the City of Coatesville's Code governing "Procurement and Purchasing" to comply with recent amendments by the Pennsylvania Department of Labor and Industry raising the dollar threshold for public bidding from \$18,500.00 to \$19,400.00 raising the amounts permitted to be contracted by solicitation of oral bids from \$6,000.00 to \$10,500.00 and maintaining the amount that can be taken from petty cash at \$50.00 and permitting a maximum expenditure of up to \$10,500.00 if authorized by the City Manager and supplying a cost of living adjustment with respect to the public bid threshold amount
Mrs. Hunt made a motion to approve Second reading and Adoption an Ordinance amending Chapter 47 of the City of Coatesville's Code governing "Procurement and Purchasing" to comply with recent amendments by the Pennsylvania Department of Labor and Industry raising the dollar threshold for public bidding from \$18,500.00 to \$19,400.00 raising the amounts permitted to be contracted by solicitation of oral bids from \$6,000.00 to \$10,500.00 and maintaining the amount that can be taken from petty cash at \$50.00 and permitting a maximum expenditure of up to \$10,500.00 if authorized by the City Manager and supplying a cost of living adjustment with respect to the public bid threshold amount; Mr. Simpson seconded the motion. Motion passed 7-0.

4. Receive and consider First Reading an Ordinance amending language in Chapter 108 Fees of the Code of the City of Coatesville, Chester County, Pennsylvania to identify that the penalty provision for allowing “illegal occupancy” shall apply to the rental of a unit without a prior inspection and the rental of a unit without prior licensing; separate violations to be addresses with separate non-cumulative penalties.
Mrs. Hunt made a motion to approve First Reading an Ordinance amending language in Chapter 108 Fees of the Code of the City of Coatesville, Chester County, Pennsylvania to identify that the penalty provision for allowing “illegal occupancy” shall apply to the rental of a unit without a prior inspection and the rental of a unit without prior licensing; separate violations to be addresses with separate non-cumulative penalties; Mr. Hamrick seconded the motion. Motion passed 7-0.
5. Receive and consider First Reading an Ordinance amending Chapter 136 “Housing Standards” to address leasing licenses by identifying that the penalty for allowing “Illegal Occupancy” shall apply to the rental of a unit without a prior inspection or the rental of a unit without prior licensing and to allow for administrative search warrants
Council addressed the matter regarding the administrative search warrants. Mr. Carnes explained the proper procedure for acquiring a search warrants. Council asked for the search warrants to be addressed separately. The steps for acquiring the search warrant are to be outlined in the Ordinance.

Mrs. Hunt made a motion to approve amending Chapter 136 “Housing Standards” to address leasing licenses by identifying that the penalty for allowing “illegal occupancy” shall apply to the rental of a unit without a prior inspection and without prior licensing (as well as separate penalties if only lack of inspection or lack of a license is at issue); Mr. Hamrick seconded the motion. Motion passed 6-1. Mrs. Jones was the dissenting vote.
6. Receive and consider First Reading an Ordinance establishing a fee schedule under Chapter 108-1 (K.1) Public Works Fees to cover the costs associated with Public Works projects in the City.
Mr. Simpson made a motion to consider First Reading an Ordinance establishing a fee schedule under Chapter 108-1 (K.1) Public Works Fees to cover the costs associated with Public Works projects in the City; Mrs. Hunt seconded the motion. Motion passed 7-0.
7. Receive and consider to waive Real Estate Taxes on non-revenue producing Redevelopment Authority Properties
Mr. Simpson made a motion to waive the real estate taxes on non-revenue producing Redevelopment Authority properties; Vice President Lawson seconded the motion. Motion passed 7-0.
8. Receive and consider Resolution of the City of Coatesville, Chester County, Pennsylvania requiring owner to provide notarized authorization to agent managing a unit in the City.
Vice President Lawson made a motion to approve a Resolution of the City of Coatesville, Chester County, Pennsylvania requiring owner to provide notarized authorization to agent managing a unit in the City; Mr. Simpson seconded the motion. Motion passed 7-0.

Solicitors Report

Mr. Carnes announced he has prepared Ordinances increasing fees for parking violations and an updated Procurement Ordinance have been advertised for consideration of Council for second reading and passage. Chief Laufer, Mr. Simpson and Mr. O'Rourke will be meeting to discuss the parking ticket fees. An Ordinance was drafted for first reading identifying a schedule of costs incurred by the Public Works Department for the use of equipment and hourly rates. It provides a basis for the recovery of such costs.

City Manager's Report

Mr. O'Rourke announced he is continuing to work on the narrative for the Early Intervention Grant. He explained that there was \$100,000 increased in the budget for fines. If the fine monies do not cover the budget, we will have to find the money somewhere.

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

Harvey Ellison

Mr. Ellison questioned the part time employment currently at the Community Center. The Community Center should be closed.

Michael Richards

Mr. Richards voiced his concerns about the parking on the main street for events at the Millview Park when the parking lot is left empty. This is a safety issue.

Paul Evans

Mr. Evans complimented Council on their professionalism and openness to citizens' concerns. He voiced his concerns on littering in West End Park and asked for "No Littering" signs. He asked for cameras in the West End. Council suggested he talk to Representative Lewis or Senator Dinniman and ask for funding.

David DeSimone

Mr. DeSimone suggested having private citizens register their cameras with police. He thanked Council for dialogue on search warrant. Council and staff are making huge strides.

Spartacus Lewis

Mr. Lewis voiced his concerns and asked for help in the West End. He questioned the solicitation happening on weekends by PECCI impersonators.

Josh Young

Mr. Young explained the Western Chester County Council of Governments (WCCCOG) consists of elected officials from the City of Coatesville and 11 surrounding municipalities. The goal is to work together jointly. Meetings are held the fourth Wednesday of every month. The mission is the Mechanism by which municipalities can work together through a legally defined governmental organization which is authorized by the Pennsylvania Constitution and the Pennsylvania Intergovernmental Cooperation Law

Special Events

1. A Special event application was received from Ches Penn Health services for a Block Party on July 25, 2015 from 7:00 am to 5:00 pm. It has been requested to close Chester Avenue between Lincoln Highway and Harmony Street.

Mr. Simpson made a motion to approve a special event application from Ches Penn Health Services for a lock Party on July 25, 2015 from 7:00 am to 5:00 pm closing Chester Avenue between Lincoln Highway and Harmony Street; Vice President Lawson seconded the motion. Motion passed 7-0.

Council Comments

Mrs. Jones thanked everyone for attending the meeting. It was a pleasant morning starting the day with the opening of the Centennial Coatesville at the Train Station. Thankfully I was present for the bi-centennial. There were many dignitaries present as far as who's who in Coatesville. Most impressive was the two fine young poets, Aja Thompson and Aadel Milak. There were six members of Council present fulfilling their governmental obligations at the appointed hour quite unlike the reorganization meeting at the beginning of the year. Hopefully momentum will keep moving and gaining. She quoted "Ability is what you're capable of doing. Motivation determines what you do. Attitude determines how well you do it." by Lou Holtz

Mr. Simpson thanked everyone for attending the meeting,

Mrs. Hunt announced there was a good ceremony this morning. She is looking forward to all of the Centennial festivities throughout the year. She thanked Mr. Collins, previously on Council, for stressing the importance of the Centennial back in 2013. He began put a committee together to start programs, Ms. Sheehan joined in and they have worked on many festivities for the Centennial. Shout out, Mr. Collins for his dedication to making sure this year does not go by without celebrating 100 years.

Mr. Hamrick thanked everyone for attending the meeting. He announced he will not be in attendance at the May 11, 2015 meeting.

Mr. Shaw thanked everyone for attending the meeting. It is great to be celebrating the 100 year birthday of the City. We are capturing the moment ending 100 years and beginning the next 100 years. He spoke the word which he felt are capturing the moments "Oh Lord come back to us! How long will you delay? Take pity on your servants! Satisfy each morning with your unflinching love, so we may sing for joy to the end of our lives. Give us gladness, in proportion to our former misery! Replace the evil years with the good. Let us, your servants, see your work again; Let our children see our glory. And may the Lord our God show us his approval and make our efforts successful. Yes, make our efforts successful."

Vice President Lawson thanked everyone for attending the meeting. It has been a busy two weeks with cleanups. She thanked Sergeant Ollis, Michael Zuratt, Paul Evans, David DeSimone, John Pawlowski, Julius Scott, and Kyle Carrozza for helping with the cleanups. The first cleanup was down Main Street with cleaning the pots and planting. The day after the event, one of the businesses replanted flowers in the pot in front of their business. The next cleanup was the Train Station and Fleetwood Street. We completely cleared Fleetwood Street. Thank you to all the volunteers for your help. The beginning Centennial felt like Christmas. It was awesome, not everyone will get to experience this in a lifetime. It was an amazing event and she was glad she was there to represent the City.

President Lavender-Norris thanked everyone for attending the meeting. It was a pleasure working with all our volunteers. I can't thank you enough. It has been a wonderful experience to and to the extent it caused others to come out to the second cleanup, not for personal claim, but for betterment of the community. She has heard from a lot of the community, and asked when are

you doing it again? We will come out and help. “Staff, I thank you, and appreciate you. I look forward to working together to move the City forward!”

Adjournment

Vice President Lawson made a motion to adjourn the meeting at 10:50 pm; Mrs. Hunt seconded the motion. Motion passed 7-0.