

MINUTES
CITY COUNCIL MEETING
Regular Meeting
545 East Lincoln Highway, Coatesville, PA 19320
May 29, 2018

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., Donald Folks, Edward Simpson, Mrs. Deborah Bookman, Mrs. C. Arvilla Hunt and Ms. Khadijah Al Amin. 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.

President Lavender-Norris announced an Executive Session was held earlier this evening May 29, 2018 to discuss personnel and legal matters.

Swearing in Council Members

Ms. Khadijah Al Amin was sworn in as At Large City Council Member as her daughter and god daughter held the Quran by the Honorable Judge Hines.

Mr. Donald Folks was sworn in as 2nd Ward City Council Member as his family held the Bible by the Honorable Judge Hines.

President Lavender-Norris announced Mr. Simpson would not be in attendance.

Approval of Minutes – May 14, 2018

Vice President Green made a motion to approve the May 14, 2018 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 6-0.

Approval of Accounts Payable

Vice President Green made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 4-0-2. Ms. Al Amin and Mr. Folks abstained from the vote.

Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to add discussion item 3) thumbprint timecard; 4) changing portion of Harmony Street to Martin Luther King Boulevard; 5) Name Gazebo area after John Pawlowski; Mrs. Hunt seconded the motion. Motion passed 6-0.

Presentations

1. Friends of Patton Park

Mr. Kasitz with an update on events at Patton Park as follows:

- October 2016: Playground rebuild with several local and national partners including PECO, Natural Lands Trust, Kaboom and several others.
- May 2017: 1st Annual spring clean up

- Spring 2017: Coatesville Little League (CLL) use of ballfield
- October 2017: 1st Annual Fall Fest, including BBQ and movie night
- Spring 2018: Continued use of ballfield by CLL t-ball and softball
- June 2018: Propose 2nd Annual spring clean up

He made a request for a sign/billboard as followed:

- Need: Location to post park and community news
- Location: Adjacent existing gravel path leading to playground, off parking area along Madison Street
- Installation: Could be installed by Friends Group during June 2018 clean up event
- Approximate size: 5-6' in height, with board dimensions 3'x4'
- Potential for small mural on back of board
- Pictures of suggested signs were provided

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

Vanessa Corbett

Ms. Corbett asked on clarity for her Solid Waste bill and the penalties assessed by Portnoff Law Offices.

Mrs. Bookman made a motion to close citizens' hearings on regular action items only; Vice President Green seconded the motion. Motion passed 6-0.

Regular Action Items

1. Receive and consider first reading an Ordinance the Code of the City of Coatesville, Chapter 224, entitled "Zoning" as amended, by amending Section 224-18 (entitled "Highway Commercial (C-3) District"), Subsection B thereof, Subsection (1) thereof, by deleting Subsection (x) "Signs as a Principal Use" in it entirety; by amending Section 224-72 (entitled "Regulations for Specific Sign Types"), Subsection H Thereof, Subsection 2 thereof to be amend the setback requirements for off-premises signs; by amending Section 224-72 (entitled "Regulations for Specific Sign Types"), Section H thereof, Subsection 3 thereof to amend the setback requirements of off-premises signs from public streets; by amending Section 224-72 (entitled "Regulations for Specific Sign Types", Subsection H thereof to add New Subsection 5 thereto mandating a separation of one thousand feet between off-premises signs; by amending Section 224-72 (Entitled "Regulations for Specific Sign Types"), Subsection H thereof to add new Subsection 6 thereto to provide regulations for changeable copy of off-premises signs; by amending Section 224-72 (entitled "Regulations for specific Sign Types:), Subsection H to add new Subsection 7 thereto to provide restrictions for off-premises signs; by amending Section 224-73 (Entitled "Applicability by District"). Subsection D thereof, Subsection 8 thereof to restrict off-premises signs to the I-2 Zoning District; by amending Section 224-73 (Entitled "Applicability by District") to add new Subsection E thereto to permit off-premises signs within the C-4 District on the property abutting the Route 30 Bypass and setting forth sign height and area regulations for off-premises signs in the C-4 Zoning District; amending Section 224-73 (Entitled "Applicability by District") by amending

the summary of sign type and size to add a new sign area for off-premises signs within the I-2 District and to add footnote 4 to specify the permitted location for signs within the I-2 District.

Vice President Green made a motion to approve first reading an Ordinance the Code of the City of Coatesville, Chapter 224, entitled “Zoning” as amended, by amending Section 224-18 (entitled “Highway Commercial (C-3) District”), Subsection B thereof, Subsection (1) thereof, by deleting Subsection (x) “Signs as a Principal Use” in it entirety; by amending Section 224-72 (entitled “Regulations for Specific Sign Types”), Subsection H Thereof, Subsection 2 thereof to be amend the setback requirements for off-premises signs; by amending Section 224-72 (entitled “Regulations for Specific Sign Types”), Section H thereof, Subsection 3 thereof to amend the setback requirements of off-premises signs from public streets; by amending Section 224-72 (entitled “Regulations for Specific Sign Types☺), Subsection H thereof to add New Subsection 5 thereto mandating a separation of one thousand feet between off-premises signs; by amending Section 224-72 (Entitled “Regulations for Specific Sign Types”), Subsection H thereof to add new Subsection 6 thereto to provide regulations for changeable copy of off-premises signs; by amending Section 224-72 (entitled “Regulations for specific Sign Types:), Subsection H to add new Subsection 7 thereto to provide restrictions for off-premises signs; by amending Section 224-73 (Entitled “Applicability by District”). Subsection D thereof, Subsection 8 thereof to restrict off-premises signs to the I-2 Zoning District; by amending Section 224-73 (Entitled “Applicability by District”) to add new Subsection E thereto to permit off-premises signs within the C-4 District on the property abutting the Route 30 Bypass and setting forth sign height and area regulations for off-premises signs in the C-4 Zoning District; amending Section 224-73 (Entitled “Applicability by District”) by amending the summary of sign type and size to add a new sign area for off-premises signs within the I-2 District and to add footnote 4 to specify the permitted location for signs within the I-2 District; Mrs. Hunt seconded the motion. Motion passed 6-0.

2. Receive and consider second reading and adoption an Ordinance authorizing the City of Coatesville to acquire 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

Vice President Green made a motion to approve second reading and adoption an Ordinance authorizing the City of Coatesville to acquire 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; Mrs. Hunt seconded the motion. Motion passed 6-0.

3. Receive and consider second reading and adoption an Ordinance amending Section 218, Vehicles and Traffic, of the City of Coatesville’s code, Section 218.46 “Schedule of one-way streets” to remove a portion of East Diamond Street as a one-way street East a distance of 300 and fifty eight feet from the existing intersection with Route 82 (and a distance of three

hundred and thirty one feet after the First Avenue realignment) and to make said portion of the street two-way subject to approval by the Pennsylvania Department of Transportation and construction of needed improvements by DEPG Coatesville Associates, LP

Mrs. Bookman made a motion to approve second reading and adoption an Ordinance amending Section 218, Vehicles and Traffic, of the City of Coatesville's code, Section 218.46 "Schedule of one-way streets" to remove a portion of East Diamond Street as a one-way street East a distance of 300 and fifty eight feet from the existing intersection with Route 82 (and a distance of three hundred and thirty one feet after the First Avenue realignment) and to make said portion of the street two-way subject to approval by the Pennsylvania Department of Transportation and construction of needed improvements by DEPG Coatesville Associates, LP; Ms. Al Amin seconded the motion. Motion passed 6-0.

4. Receive and consider second reading and adoption an Ordinance amending Section 218 Vehicles and Traffic – Harmony Street

Mrs. Hunt made a motion to approve second reading and adoption an Ordinance amending Section 218 Vehicles and Traffic – Harmony Street; Mrs. Bookman seconded the motion. Motion passed 6-0.

5. Receive and consider second reading and adoption an Ordinance authorizing the City of Coatesville (the "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 Approximately \$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.

Ms. Al Amin made a motion to approve second reading and adoption an Ordinance authorizing the City of Coatesville (the "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 Approximately \$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; Mr. Folks seconded the motion. Motion passed 5-1. Vice President Green was the dissenting vote.

6. Receive and consider contract with IPS Group for the parking enforcement solutions equipment and related services.

Mrs. Hunt made a motion to table the contract with IPS Group for the parking enforcement solutions equipment and related services; Mr. Folks seconded the motion. Motion tabled 6-0.

7. Receive and consider bids for the First Avenue and Lincoln Intersection Redesign

Mrs. Hunt made a motion to receive and table the bids for First Avenue and Lincoln Intersection Redesign; Ms. Al Amin seconded the motion. Motion passed to receive and tabled to approve 6-0.

8. Receive and consider bids for Palmer Park Phase 1
Vice President Green made a motion to reject and rebid bids for the Palmer Park Phase 1; Mrs. Hunt seconded the motion. Motion passed 6-0.

9. Receive and consider bids for Third Avenue Streetscape
Vice President Green made a motion to receive and table bids for Third Avenue Streetscape; Mrs. Hunt seconded the motion. Motion passed to receive and tabled to approve 6-0.

10. Receive and consider RFP For Solicitor
Mrs. Bookman made a motion to approve the RFP for City Solicitor; Vice President Green seconded the motion. Motion passed 6-0.

11. Receive and consider Boards and Commission resignation letter
Mrs. Bookman made a motion to approve the resignation letter from Donald Folks from the Redevelopment Authority and the Civil Service Commission; Mrs. Hunt seconded the motion. Motion passed 6-0.

Mrs. Hunt made a motion to close action items; Mr. Folks seconded the motion. Motion passed 6-0.

Discussion Item

1. Meeting Minutes
There were no comments regarding meeting minutes.

2. ATV Ordinance
Mr. Carnes presented an Ordinance regarding ATV's in the City. Vice President Green asked for stricter laws. Mr. Carnes explained the current Ordinance in front of Council is a replica of the City of Philadelphia (which is under their vehicle code), the City's Ordinance would be under the nuisance code. President Lavender-Norris suggested the first offense a fine and the second offense would be confiscation. Mr. Carnes stated he would have the Ordinance ready at the next meeting.

3. Thumbprint
Vice President Green explained the thumbprint timekeeping needs to be implemented in every department (Police, Fire, Codes, Admin and Finance). It will alleviate any issues and is a better way of tracking time.

4. Martin Luther King Boulevard
Mrs. Hunt suggested changing the name of Harmony Street between 1st Avenue and 4th Avenue to Martin Luther King Jr. Boulevard. There are a lot of Cities, Boroughs, and Towns that have a street named after Martin Luther King Jr. Council asked Mr. Carnes to look into the requirements for changing the name of the Street.

5. Gazebo's named after John Pawlowski

Mrs. Hunt suggested naming the Gazebo Area after Mr. John Pawlowski. Mr. Pawlowski worked continuously to obtain the gazebos placed on the Riverwalk. The City can have a little ceremony at this site.

Solicitor's Report

Mr. Carnes announced:

- City Hall Renovations - Project is moving forward.
- Chester County Opportunities Industrialization Center "CCOIC" 22 N. 5th Street - Applicant's counsel has asserted that applicant is applying for variance relief to address parking.
- First Avenue Realignment- City is moving forward with a first reading of Ordinance to accept Temporary Construction Easements from DEPG Coatesville Associates, LP in accordance with procedures to acquire interests in real estate needed for a city project.
- Obtained extension letters from Valley Township and West Caln Townships and thereupon filed the subdivision plan for the 5 acre trail area from the City Property to Route 340 (Saha Property).
- The City Solicitor has 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:

- Palmer Park playground equipment has been procured.
- Unity Day planning is underway
- Fireworks RFP will be posted this week
- Coatesville Grand Prix – AAE GP Event Planners commenced work
- City Hall renovation updated substantial completion date is June 14, 2018.
- Route 82 and Lincoln Highway/Streetscaping program – bids received on 5/21/18
- RDA development
 - Olivet Parking Lot kiosk being installed this week
 - Proposal submitted for Record building – 204-206 East Lincoln Highway
 - Victory Sports is moving forward
- Planning Commission
 - Final approval for Train Station
 - OIC application
 - Zoning Hearing Board received 3 applications
- Public Works – Front End Loader has been delivered.
- New building questions by Council
 - Display area for Francis Pilotti
 - Coatesville Hall of Fame wall

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

Joe Hamrick

Mr. Hamrick congratulated the new members of Council. Mr. Hamrick stated there is an area in front of the flats where the macadam is not flush. He asked if the porta-potti at the Riverwalk can be moved back and when is the splash pad opening up. He asked who the companies were that submitted bids for Palmer Park Phase 1. Mr. Trio read off the companies.

Fran Scamuffa

Ms. Scamuffa thanked Vice president Green for the interest regarding the ATV ordinance. She asked where ordinances are advertised. Mr. Trio explained they are advertised in the Daily Local. She stated the new police enforcement officer is great and very ethical. She asked for the adjustment of rates for the parking meters until further development.

Paul Evans

Mr. Evans welcomed new council members. Hope new council members will follow the charter. He questioned the complaint process as it is not transparent in responses or actions taken. He stated the Reserve Trust documents have not been followed.

Mrs. Bookman made a motion to close citizens' hearings on non-agenda items only; Ms. Al Amin seconded the motion. Motion passed 6-0.

Special Events

There were no special events at this time.

Council Comments

Mr. Folks stated "I'm very honored and humbled to be here; I'm looking forward to working with everybody." Coatesville is not black and white town, it is red and black town. We are Coatesville! He quoted "Good is the evil of excellence. Don't be good, be excellent."

Mrs. Hunt thanked everyone for attending the meeting. Hope you are informed of the things, we continue to do in the City. I look forward to working together to move the City forward.

Ms. Al Amin thanked everyone for attending the meeting. I am honored that the citizens chose me to represent them. I am very excited to work with council to move the City forward.

Mrs. Bookman congratulated and welcomed the new council members. Tonight is a great night, it's the beginning of new beginnings. I am so excited and looking forward to moving the City forward.

Vice President Green thanked everyone for attending the meeting. I am excited and would like to personally congratulate and welcome the new Council members. Thankful for a full council since the New Year and move on. There are so many things going on to move the City forward. Resident

along with Council have been waiting and anticipating for change and movement in the City. We are on Council because of the residents, and need to remember we represent the residents.

President Lavender-Norris thanked and congratulated the new members. I look forward to our forward movement in the City. Our future is so much brighter. We all have our respective gifts, and by respecting one another's gifts, we can move mountains. That is what we are here for. I truly look forward to the City's future, to all staff, I appreciate you, take time to speak to everyone individually, so you establish a relationship and are comfortable with us, we are here to help. The Garden Party was an excellent event and well attended. It was an opportunity to network to help the City move forward. The City has a new life, the cloud is moving out, and we're beginning to shine again. It is because of the Grace of God and people coming together to see this through.

Adjournment

Ms. Al Amin made a motion to adjourn the meeting at 9:55 pm; Vice President Green seconded the motion. Motion passed 6-0.