

CITY COUNCIL MEETING
Regular Meeting
1 City Hall Place, Coatesville, Pa 19320
Council Chambers, Coatesville City Hall
August 12, 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, Ms. Khadijah Al Amin, Mr. Donald Folks and Mr. Edward Simpson. Staff members present included: City Manager, Michael Trio, Assistant City Manager, James Logan, Police Chief, John Laufer, Finance Department, Richard Troutman 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. Bookman and Mrs. Hunt would not be in attendance.

Swearing In

King Lovett, Jr. was sworn in as the Codes Supervisor by the Honorable Judge Gregory Hines as his wife held the bible.

Approval of Minutes:

Vice President Green made a motion to approve the July 8, 2019 meeting minutes; Mr. Folks seconded the motion. Motion passed 5-0.

Approval of Accounts Payable

Vice President Green made a motion to approve the accounts payables; Mr. Simpson seconded the motion. Motion passed 4-1. Ms. Al Amin was the dissenting vote.

Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to add action item 6) Resolution for DEPG; Mr. Folks seconded the motion. Motion passed 5-0.

Presentations

1. Tyler A. Famous, Part-time officer introduction by Chief Laufer

Chief Laufer introduced Officer Famous as the newest part-time officer hired. He provided a brief overview about Officer Famous. Officer Famous greeted Council and thanked them for the opportunity to work for the City.

2. DEPG

Mr. DePetris provided a powerpoint from Arooga's of the demographics of their building.

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

There were no citizens comments on regular action items only at this time.

Regular Action Items

1. Receive and consider Agreement of Sale and Redevelopment Agreement between the Redevelopment Authority of the City of Coatesville and Proudfoot Investments XI, LLC for the property know as 190 West Lincoln Highway, Chester County, UPI 16-5-348.
Ms. Al Amin made a motion to approve the agreement of sale and Redevelopment Agreement between the Redevelopment Authority of the City of Coatesville and Proudfoot Investments XI, LLC for the property known as 190 West Lincoln Highway, Chester County, UPI 16-5-348; Mr. Folks seconded the motion. Motion passed 5-0.
2. Receive and consider payment recommendation No. 10 from Cedarville Engineering group, LLC for Veterans Construction & Utility Services in the amount of \$66,713.43 for Palmer Park Phase one.
Vice President Green made a motion to approve payment recommendation No. 10 from Cedarville Engineering group, LLC for Veterans Construction & Utility Services in the amount of \$66,713.43 for Palmer Park Phase one; Mr. Simpson seconded the motion. Motion passed 5-0.
3. Receive and consider payment recommendation No. 3 from Cedarville Engineering Group, LLC for MECO Constructors, Inc in the amount of \$119,056.43 for Route 30 and Route 82 Redesign.
4. Vice President Green made a motion to approve payment recommendation No. 3 from Cedarville Engineering Group, LLC for MECO Constructors, Inc in the amount of \$119,056.43 for Route 30 and Route 82 Redesign; Mr. Folks seconded the motion. Motion passed 5-0.
5. Receive and consider bids for the rim and/or asphalt installation at Patton Park
Ms. Al Amin made a motion to approve the bids for the rim and installation at Patton Park; Mr. Simpson seconded the motion. Motion passed 5-0.
6. Receive and accept audit ending for year ending December 31, 2018
Mr. Troutman provided 2018 audit highlights as follows;
 - Performed by independent audit firm
 - Best opinion possible – clean
 - Best comment on internal controls – did not identify and material weaknesses
 - Audited major and minor funds; including General, Solid Waste, Liquid Fuels, Capital Reserve
 - RDA Included
 - Completed several months earlier than last year
 - Total net position (“Fund Balance”) \$21.1M – \$901K increase
 - Government Activities \$(44K) – Business Type \$945K
 - 2017: Government Activities \$(799K) – Business Type \$1.8M
 - Government Activities \$(607K) before Capital Reserve/Reserve Trust transfers
 - \$4.8 M in cash and investments (2017: \$6.2M)

- Both Revenues and Expenses favorable to budget
- Capital Reserve Fund Investment \$397K
- Reserve/Rainy Day Transfer 0 \$960K; budgeted \$1.5M
- Pension payments fully made
 - Funding % of total liability: Police 75.8%; Non-Uniform 76.6%; Fire 88.0%

Mr. Folks made a motion to accept the audit for year ending December 31, 2018; Ms. Al Amin seconded the motion. Motion passed 4-0. Vice President Green was not present for the vote.

7. Receive and consider a Resolution granting conditional approval of the Coatesville Mixed Use Redevelopment amended Final Land Development Plan of DEPG Coatesville Associates, LP; setting forth conditioned of approval which require applicant to meet certain benchmarks for completion of public and quasi-public improvements, comply with all conditions set forth in Resolution 2018-11; and approval being further conditioned upon acceptance of said conditions by the developer/applicant

Ms. Al Amin made a motion to table a Resolution granting conditional approval of the Coatesville Mixed Use Redevelopment amended Final Land Development Plan of DEPG Coatesville Associates, LP; setting forth conditioned of approval which require applicant to meet certain benchmarks for completion of public and quasi-public improvements, comply with all conditions set forth in Resolution 2018-11; and approval being further conditioned upon acceptance of said conditions by the developer/applicant; Mr. Folks seconded the motion. Motion tabled 5-0.

Vice President Green made a motion to close action items; Ms. Al Amin seconded the motion. Motion passed 5-0.

Discussion Item

1. Meeting Minutes

There was no discussion on meeting minutes.

2. LERTA

Council discussed changing the LERTA from the current 10-year term to a 5-year term, this will match the Coatesville Area School District. The LERTA Map will also be changed to include a larger area.

Solicitors Report

Mr. Jefferson announced Mr. Verwey:

- Continued work on certain litigation matters.
- Worked on land development issues.
- Addressed questions regarding certain leases.
- Addressed certain tax related questions.
- Addressed redevelopment and land sales issues.

City Manager's Report

Mr. Trio announced:

- 1st and Lincoln Highway
 - The temporary traffic signals are now operational
 - Revised HOP plan to address utility conflicts with PECO
- 3rd Avenue Streetscapes
 - Roadway portion of project completed
- Train Station
 - Letter received limiting work within 50' of the track right of way. Additional review is required from Amtrak personnel to allow the work
 - Public Works performed clean up and light maintenance of the station platform based on residents' concerns.
- Pennsylvania American Water
 - Work is anticipated to be completed with a mill and overlay of Dr. Martin Luther King Jr. Boulevard between South 1st Avenue and 3rd Avenue by mid-September
- DEPG
 - Site work is continuing-work being stage around PECO underground utility delays
 - Arooga's franchise/'box out'' interior work has been filed with the City of Coatesville for permit reviews
- Brandywine View
 - Follow up meeting on 8/15/19 – refine concept with development team
- 190 West Lincoln Highway
 - Agreement of sale submitted by the RDA and approved by City Council this evening.
 - First project under Quality Opportunity Zone
- City wide parking program
 - Planning Commission meeting on 8/14/19 to continue discussions
- Code Enforcement
 - King Lovett was sworn in this evening as the new Codes Supervisor
 - King provide supervision to code dept. administration and coordinate overall quality of life and permits overlap.
- Qualified Opportunity Zone
 - Next symposium is 9/25/19 at 7:30 am
- Finance Department
 - Mr. Troutman provided an overview of the audit earlier in the meeting.
 - Started 2020 budget process
- Catalyst
 - Bypass display was completed
 - Land lease revenue commences beginning of operation
- Grand Prix
 - Fund raising efforts have accelerated

Assistant City Manager Report

Mr. Logan announced:

- Parks and Recreation Commission
 - Working to complete Basketball court at Patton Park
- CYI (Coatesville Youth Initiative)
 - Cleaned up areas within the City
 - Part of curriculum graduation project
- Opportunity Zone
 - 1st company benefactor at 190 West Lincoln Highway
 - City of Coatesville working with 2nd Century Alliance
 - 2 out of the three symposiums have been held. The third symposium is September 25, 2019 at YMCA building at 7:30 am.
 - There may be a representative from the White House at the symposium.
- Branding
 - Moving forward with the branding
 - Posting events on Facebook/Social Media
 - Creating a new website
 - Media coverage
- Brandywine Health Foundation
 - Strategic Plan -new
- Eagle
 - Going thru City to pick up trash
 - Make sure trash is in the totes – will not pick up trash outside of totes
- Summer Series
 - Everyone welcome
 - August 23rd and September 6, 2019
 - Come out and meet and greet your neighbors

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

Wendy Jacks

Ms. Jacks voiced her concerns with the traffic under Chester Ave and left on Coates Street. Her car was totaled due to the turn and hers is not the first car hit. She asked for the City to find a way to help. Chief stated they would examine options.

Andrea Binn

Ms. Binn voiced her concerns about the garbage on the basketball courts at Elm Street. She is cleaning up the trash. The mosquitoes are bad around her area not sure if it is from the junk yard.

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

Special Events

There were no special events at this time.

Council Comments

Vice President Green stated it's good to be back. It seems like we've been gone for a long time. I would like to acknowledge Ruthann, I appreciate all you are doing for the website. I know it's a lot of work and we appreciate that. Thank you, Mr. Logan, for working hard and diligently on the symposium. I have not been able to attend each meeting. I hear they get better and better and more people are coming out. Its creating a lot of buzz in Chester County. Mr. Trio, we appreciate you. The reason I said Mr. Logan specifically is because Mr. Logan, I don't think he ever sleeps. He is so involved in our community and attends every function. He attends a lot. The Unity Day, he had a lot of nice things put together and had a lot more of the community involved than ever. The Movement Block Party which raised a lot of money for our pool was a great success and Mr. Logan was all up in there. In the midst of us being off, all of these things have taken place. The Coatesville Growing Greater Organization held a meeting with the residents. The meetings have been packed. The residents have been coming out to voice their concerns. The Jazz Summer Series is going on and Mr. Logan chimes right in there in the middle. The reason I'm saying all this I because I appreciate your community dedication and commitment. The CYI cleanup, you were there and involved with the youth in the clean-up as when you attended the CCOG paper shredding event. These things are on Saturdays, that is on the time you are supposed to be off. On Saturday, we have the Community Unity Day Celebration at Abdala Park. I'm sorry I put your name on the program without asking, but I knew you would be there. In the midst of all of that, you're working on the branding or rebranding our City, changing the way of Coatesville. I appreciate that al. I appreciate everything everyone is doing and the hard work everyone is putting in. I couldn't move forward without thanking you Mr. Logan for the effort you put forward into our community. A lot of people know you, I'm talking to people and they say I talked to Mr. Logan. That's awesome. You are doing exactly what I was hoping you would do coming into our City. Meeting our residents, addressing their concerns, mingling with the residents and getting to know them. It is really important that you work here and you know who you work for and providing a Quality of Life for people you don't even know. I really appreciate you and all the work and effort you put forward.

Ms. Al Amin thanked everyone for attending the meeting. Mr. Logan, I too would like to thank you, you are not just employed, you have become a part of us and a part of Coatesville. I agree with what Mrs. Green said, there are so many residents that know you personally and are very grateful for your involvement and all that you do. I really am appreciative that this isn't just quote, unquote a job for you, so I too would like to thank you. Safe Travels.

Vice President Green wished Mr. Folks a Happy Birthday.

Mr. Folks said, I think Mr. Logan could do some more. It's good to be here. It's been a long few months. I didn't think I would be this involved in the City, but it just draws me. I'm out there with the kids on Saturday and man them kids were pulling wees and picking up trash. I drive thru the City on Sunday and there's trash, not from the kids, but from the adults. That just hurts me, it hurts my heart. I went down to the Salvation Army and helped them serve the community. I went down and man, it was a lot of fun to just hang out and see the kids faces. I really love the City, I really do. You're never too important to be kind to a person. Thank you. I love the City. Don't go nowhere, stick around. Have a great night.

Mr. Simpson thanked everyone for attending the meeting. There are some people who have long rides and come to the meetings. I would like to introduce Mr. Allia, who helps set up the Grand Prix course. He is from the Coatesville area and lives in West Brandywine. Mr. Logan, we love you. It's been a month since Council met and a lot is going on in the City. We continue to move forward and we have a lot of good things going on. Outstanding job Mr. Trio, staff and everybody for what you have done. Thank Ruthann for all the work she does putting all this stuff together. Chief, we love you. Thank you everyone for coming out.

President Lavender-Norris echoed her colleagues. I'm grateful that we are able to work together to move the City forward. Just a short announcement. On August 30th, the Brandywine Health Growing Green campaign along with Natural Lands Trust, the City of Coatesville and Walt Disney will be doing a video called "meet me in the Parl." It is really a campaign for groups to come up with unique ideas in the park. Disney agreed to come out on the 30th to make a documentary, so anybody that would like to participate, please come out and be a part of it. It is another opportunity to show our City Pride and allow them to see Coatesville as a wonderful place to live, play and raise a family. It will be at Palmer Park on August 30th from 3-4 pm. I helped clean up and I agree with Mr. Folks, we cleaned up on Saturday and came out on Sunday and saw trash thrown back down again. The unfortunate part is that no one wants to see the trash. But for the youth that took their time and committed to the clean up the City. It has to be discouraging. There's no way around it. I was discouraged and the youth and they were moving quicker and doing more than I was. So, I know they were discouraged too. I don't know what we can do or how we can do it, to implore our community to just clean up behind yourself. You don't have to clean for your neighbor or someone down the block, clean up your own spot, build some community pride and block pride. The trash is a real issue. We are marketing our City, we don't want to market our trash. We have some exciting things coming up. I can tell you our Sounds of Summer Series has been amazing. It has been such a wonderful time. You should come out, check us out, we have a good time, just the community unity. The entertainment is awesome. We have some really good music. It isn't just City residents. People from surrounding municipalities come out and the crowd represents our community to the extent that it's a diverse crowd. A very diverse crowd, representing our community. It would be good for you to just come check it out. Thank you all for coming out. Staff, I so appreciate you, you've been awesome. Thank you so much. God Bless and be safe on the road, and by his grace we'll see you at the next meeting because it is always great to see you.

Mr. Logan thanked all the Council members for making him feel welcome to the City. Thank you, Mr. Trio and staff. Thank you Chief for putting up with me and some of my weird questions I ask throughout the day. I have to say that coming from old California, 18 years ago, this has been a wonderful City to work with. I'm saying this because tomorrow is my one-year anniversary. Very happy to be here.

President Lavender-Norris announced this is Mr. Trio's four-year anniversary. Thank you for your service gentlemen. We do appreciate you both and we are going to join the City together. Come watch or join hands together and build with us. Thank you so much be safe.

Adjournment

Vice President Green made a motion to adjourn the meeting at 9:50 pm; Ms. Al Amin seconded the motion. Motion passed 5-0.