

CITY COUNCIL MEETING  
Regular Meeting Minutes  
1 City Hall Place, Coatesville, PA 19320  
Council Chambers, Coatesville City Hall  
October 14, 2019

President Lavender-Norris called the meeting to order at 7:35 pm and welcomed everyone to the meeting. Council members present were President Lavender-Norris, Vice President Carmen Green, Ms. Khadijah Al Amin, Mrs. Deborah Bookman, Mrs. C. Arvilla Hunt, 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 Director, Richard Troutman, City Solicitor, Anthony Verwey 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 is not in attendance.

**Approval of Minutes:**

Vice President Green made a motion to approve the September 23, 2019 meeting minutes; Ms. Al Amin seconded the motion. Motion passed 6-0.

**Approval of Accounts Payable**

Ms. Al Amin made a motion to approve the accounts payables; Vice President Green seconded the motion. Motion passed 6-0.

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

Ms. Al Amin made a motion to add action item 8) Permit City Manager and Solicitor to work with Random Production for use of a facility; Mr. Simpson seconded the motion. Motion passed 6-0.

*Mrs. Bookman arrived at the meeting at 7:45pm.*

**Presentations**

1. Chester County OIC - Joyce Chester

Ms. Chester listed the accomplishments and goals of the OIC since coming to the City. They are as follows:

- Adult Literacy Program
- Work Force Integration – Out of 144 unemployed people, 25% are now employed
- Upcoming renovations
  - sprucing up the outside of the building
  - making additional parking spaces
  - adding room for more classes
- Get a van

She thanked City Council. Everyone is invited to the Community day being held on October 26, 2019. The event will show the services provided by the center. There is a Community Coalition on October 24, 2019 at 7:30 am to keep in contact with the Community.

2. 190 West Lincoln Highway - Susan Springsteen and David Wilson

Mr. Proudfoot provide Council with a rendering of the plans for 190 West Lincoln Highway (Old G.O. Carlson Building). He is awaiting the permit for the replacement of the sidewalk on East Lincoln and Church Street. There was a glitch with the application. Ms. Springsteen sated she will contact Ms. Chester for employment opportunities.

3. Proposed Preliminary Budget

Mr. Troutman reviewed the:

- Letter from the City Manager
- Key Assumptions
- Wish List from the Departments
- Options on how to fund the deficit
- Revenue indicating information on the pie charts to keep consistent in prior years.
- What drives the revenues
- Payroll summary – detailed summary to come
- Non-general funds
- Solid Waste
- Debt Service
- Cash Receipts

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

There were no citizens comments on regular action items only.

**Regular Action Items**

1. Receive and consider amended 2019 Salary Ordinance

Vice President Green made a motion to approve the amended 2019 Salary Ordinance; Mrs. Hunt seconded the motion. Motion passed 7-0.

2. Receive and consider Resolution granting conditional approval of the Coatesville Mixed Use Redevelopment amended Final land Development Plan of DEPG Coatesville Associates, LP; setting forth conditions 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 approve a Resolution granting conditional approval of the Coatesville Mixed Use Redevelopment amended Final land Development Plan of DEPG Coatesville Associates, LP; setting forth conditions 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 passed 7-0.

3. Receive and consider Capital Purchase to replace City computers and software

Mr. Folks made a motion to table the Capital Purchase to replace City computers and software until the next meeting; Ms. Al Amin seconded the motion. Motion tabled 7-0.

4. Receive and consider Resolution appointing Tax Collection Committee Delegates

Mr. Folks made a motion to approve a Resolution appointing Tax Collection delegates; Mrs. Hunt seconded the motion. Motion passed 7-0.

5. Receive and consider application payment no. 5 to James R. Kenney in the amount of \$76,854.03 for 3<sup>rd</sup> Avenue Streetscapes

Mrs. Hunt made a motion to approve application payment no. 5 to James R. Kenney in the amount of \$76,854.03 for 3<sup>rd</sup> Avenue Streetscapes; Vice President Green seconded the motion. Motion passed 7-0.

6. Receive and consider draw 4 payment to MECO Construction in the amount of \$62,682.01 for the Route 30 and 82 redesign project

Ms. Al Amin made a motion to approve the draw 4 payment to MECO Construction in the amount of \$62,682.01 for the Route 30 and 82 redesign project; Mr. Folks seconded the motion. Motion passed 7-0.

7. Receive and consider advertisement of special meetings and work sessions for budget

Vice President Green made a motion to authorize the City Manager to poll council an advertise appropriate date for the special meetings/workshops for the budget; Mr. Simpson seconded the motion. Motion passed 7-0.

8. Receive and consider the City Manager and Solicitor to work with Random Production, LLC to use a City facility

Vice President Green made a motion to approve the City Manager and Solicitor to work with random Productions, LLC to use a City facility; Ms. Al Amin seconded the motion. Motion passed 7-0.

Vice President Green made a motion to close action items; Mr. Folks seconded the motion. Motion passed 6-0. Ms. Al Amin was not present for the vote.

### **Discussion Item**

1. Meeting Minutes

Vice President Green asked for a correction to the minutes changing Vice President Green to President Lavender-Norris called the meeting to order.

### **Solicitors Report**

Mr. Verwey announced he:

- Worked with City Administration and staff to address various quality of life enforcement issues.
- Worked on pending land development issues.
- Provided legal advice and guidance on general legal issues.

### **City Manager's Report**

1 Minutes

Mr. Trio announced:

- Catalyst bypass message board is operational and providing monthly rent revenue to the City of Coatesville
- City Hall Complex/District Court – ongoing operations with no problems generating monthly rent to the City
- City Hall – interior glass partitions are ordered and CR Glass will be scheduling date this month to install
- Public Works has removed all files from the Community Center. Staff and interns reducing file volume (multiple copies) and setting up new files
- Community Center – removal of propane tank and termination of service
- Splash Pads closed and winterized
- Code Enforcement – addressing automotive and trash dumping penalties and enforcement procedures with Mr. Verwey and Emergency Management/Chief Laufer abandoned vehicles, noise and nuisance and dumping on/in public right-of-way's
- Third Avenue Streetscape – final invoice from James R Kenney Contracting.
- PAWC completed subsurface work on Martin Luther King Jr. Boulevard. Full width paving is required to complete the project to meet city specifications
- 190 West Lincoln Highway – permits for sidewalk repairs have been submitted
- LTL – follow up meeting conducted to streamline services provided and improve customer service

### **Assistant City Manager Report**

Mr. Logan announced:

- New website will launch on October 29, 2019 – New site will e presented to City Council on October 28, 2019
- Historic Commission is currently auditing the pages for the website and working
- Working with Charles Byerly and Deacon to get a Historic Property Map
- Attended the 120<sup>th</sup> Pennsylvania League of Cities and Municipalities (PLCM) Summit where everyone exchanged ideas.
- October 26, 2019 is the Parks and Recreation Fall Festival at gateway Park from 2:30 p to 9:30 pm

### **Finance Director Report**

There was no Finance Director Report at this time.

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

Rick Saha

Mr. Saha voiced his concerns regarding the Solid Waste pick up and the bulk pick up in the City.

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

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mrs. Bookman thanked everyone for coming out to the meeting. Thank you, Mr. Saha for coming out. We are definitely trying to do by our City. We have been working on the issues with the Eagle. I appreciate you coming out with your suggestions. They were great suggestions, so I appreciate that. Thank you all for coming out and safe travels home.

Ms. Al Amin thanked everyone for coming out and wished everyone safe travels home.

Mrs. Hunt thanked everyone for attending the meeting. I have a question in the patchwork on Martin Luther King Jr. Boulevard. Will they, PAWC or PECO pave the road curb to curb. Mr. Trio explained the requirement is to pave curb to curb. Mrs. Hunt thanked Mr. Trio and said she will check up on the status. On behalf of Council, I would like to send condolences to Councilman Simpson on the passing of his father and send prayers to his family as his father will be interred on Thursday with full military honors at Fort Indiantown, Gap. Thank you to our staff and thank you everyone for coming out.

Mr. Folks Commended Ms. Springsteen for the comments she gave at the symposium or the City. They were superb. You talked about the residents, the mailman and the people of the City, when you said that, you just made me say wow. For someone coming into our City and to talk about our City like that was very, very, very nice. Thank you for saying that. I see they started the construction on 4<sup>th</sup> Avenue. The detours are set up and people are complaining, but that is what you got to do to get this City back up to speed. I'm very proud to say on my project. Kiki's Second Chance, I had my first body. Happy to say, I got them to do their time. I'm very happy with the City. You can have your cake and eat it to. The City of Coatesville is coming back. Thank you and have a good night.

Mr. Simpson thanked everyone for their condolences. It is much appreciated. I see, 4<sup>th</sup> Avenue, parts are closed. The construction company needs to put a sign on Lumber Street because people are coming down the wrong way stopping and backing out all the way back to Third Avenue. The people are turning around and going the wrong way, they are going this way and that way. Is there a way we can reach out to the, and say, hey put a sign up because if you come up and turn on Third Avenue then you see the sign. You need a sign before the road saying closed. The City is Moving and moving forward. There is a lot of buzz. I want to thank City staff for their help in continuing to move the City forward with all the positive things and good things going on right now. We appreciate all the hard work to make this happen and attract more business in the City. It's exciting times. Thank you and good night.

Vice President Green stated she is excited about the wonderful things, Joyce shared with us. Thank you for bring the OIC back to the City of Coatesville because we know it is our residents who utilize the service, but then were having to travel to West Chester. She has some great success stories and too bad she's not here, I would like to tell her and give her kudos. I just want to say thank you to our Main Street Manager, Charles Green who is here and Urius Cole the Community Advisor. They are doing a fantastic job. I hear so many great things. I know you presented well at the Community update and Urius is consistently working on new things. We need to set up meetings together, I just want to acknowledge the work you are doing and know we appreciate it. Susan, I agree with the comments from Mr. Folks. I spoke to you at the symposium and we talked for a while and I just want to officially welcome you to the City. You are so excited and it's good to hear someone who is not from here, have so much excitement

and zeal about the City of Coatesville. Were excited, the positive moving forward, hope you become a millionaire, if you aren't already, I don't know. I do thank you for coming here and sharing the opportunity within the City of Coatesville and bringing to 25 to 30 jobs with you. We appreciate that. The symposium as I said before have been amazing, Mr. Logan. The attendance, all the feedback, all the energy, people are excited whether they have one property or multiple property dates. I just wanted to thank you for all the hard work you are doing. The staff are inundated. There are so many irons on the fire, so many things going on, so everyone is working hard. Mr. Trio, Chief I know your phones are being inundated with calls about the lights because they are calling me so I know they are calling you. Ricky, regarding the trash, one time a month is not enough for bulk pick up. We used to have it once a week. We need to go back to that and renegotiate the contract or dissolve that contract. I just want to thank everyone for coming out. Just remember the Parks and Recreation has their Fall Festival at Gateway Park on October 26, 2019 from 2:30 pm to 9:30 pm. Everyone should come out and celebrate. It's a great way to come out and share with the community. Having these events brings our community together. So I hope to and would like to see a big crowd that day. On the 26<sup>th</sup> there is the dedication for Doris A. Spann which is dedicating a section of 10<sup>th</sup> and Chestnut Street where she had the food cupboard for many, many years. Mrs. Spann is turning 100 years old and we are trying to celebrate her while she is still here. This was initiated by her niece, Mrs. Hunt. I just thank everyone for coming out and come back again.

Charles Green asked to speak. He offered words of encouragement to City Council and staff. Growth requires discomfort and some cases pain, but those who endure unveils joy as as we continue to endure, endurance unveil joy, and we will all together celebrate that joy.

President Lavender-Norris was so grateful for that comment because of sitting here thinking of our growth and attributing that to labor or birthing, so just sticking it out, just going through it, pushing through it, because the outcome is going to far outweigh the pain of getting to it. I'm grateful to be a part of it and I am glad to see each and everyone of you out. I would ask that you not allow this to be the last time you come out. We need you, consider being part of the process. We have Boards and Commissions with vacancies. We could use your expertise. Please consider being a part of the forward progress in the City. We thank you again, God Bless you all and have a blessed evening.

### **Adjournment**

Mrs. Bookman made a motion to adjourn the meeting at 9:25 pm; Vice President Green seconded the motion. Motion passed 7-0.