



City Council Meeting
Regular Meeting Minutes
1 City Hall Place, Coatesville, PA 19320
Council Chambers, Coatesville City Hall
Monday, February 10, 2020

Council Present Council President Linda Lavender-Norris, Vice President Carmen Green, Ms. Khadijah Al Amin, Mrs., C. Arvilla Hunt, Mrs. Marie Lawson, Mr. Edward Simpson
Council Absent: Donald Folks
Staff Present Michael Trio, City Manager; James Logan, Assistant City Manager; Anthony Verwey, Solicitor; Chief Jack Laufer, Police Chief; Richard Troutman, Finance Director; and Ruthann Mowday, recording secretary

President Lavender-Norris called the meeting to order at 7:40 pm. She announced an Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

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

Approved Minutes

Vice President Green made a motion to approve the January 13, 2020 and January 27, 2020 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 6-0.

Approval of Accounts Payables

Ms. Al Amin made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 6-0.

Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to delete action item 2) appointment to Civil Service Commission and action item 7) Resolution 2020-04; MS. Al Amin seconded the motion. Motion passed 6-0.

Presentations

1. Derrek Morgan – Flats Update

Mr. Morgan explained the project goals: Systems change + ROI being small business development and innovation; education skill-building, job creation; economic mobility and wealth building; health and wellness; Arts & culture & entertainment; and return on investment. The site is 21.2 acres.

The Flats redevelopment project integrates the KNGDM Impact OZ Funds Foundational community development goals – education, entrepreneurship, health and wellness, job creation and skill building – in a holistic approach. The performance arts center will bolster local quality of life and host destination events that draw regional visitors. The Sports Center will host regional sporting events that boost the economy while providing

recreational space for local young people, students and adults. Innovation offerings will incubate local startup, offer vocational classes to help residents across growth industries, and help jumpstart the local economy, integrating closely with the flagship charter school. The hotel will satisfy a lodging gap in Coatesville, enabling and supporting local tourism sparked by center events and further activating downtown. There was no discussion on the Charter School due to the conflict. There were previous discussions about the charter school which is a controversial subject.

KNGDM has hired a reputable fulltime grant writer to apply for grants for the project, and they are also seeking private investors to help with the project. We are happy with the progress that has been made. It is not the Derrick Morgan Project. Or the KNGDM project it the Coatesville Project. The plan is to break ground on the project by the end of the year, maybe sooner.

2. Urius Cole – 1st Time Home Buyer

Mr. Cole explained the Homeownerships Program. The takeaway is blighted properties will be made home ready. Renters will become homeowners. The components are the City administration, local organizations and residents.

The Resident Engagement is Neighborhood Associations; Block Captains; Attend Events; Civic Participation; Parks and Recreation; Community Safety; and Street/Block Cleanups
The Street Conversation are questions such as; What’s happening on your street; What do you want to see happen; and What do you need?

The Conversations are about Blighted homes; Traffic Issues (Speeding); City Issues (bad landlords, trash, vacant lots); Where to find information on events

Increase Homeownership

The Takeaway is Blighted properties will be home ready and renters will be homeowners

The Components are City Administration (Codes, rules, regulations); Local Organizations (Programs); Residents

The program benefits: Preserving existing stock of affordable homes; Protecting residents in areas undergoing change; Generating revenue through recoument of taxes in arrears; as well as taxes gained from new homeowners; Stabilize communities; Increase safety, improving streetscapes, strengthening communities; and Increase better quality of life

What’s next is to: Work with the Codes Department by understanding the rules/codes in City’s charter; craft codes letters explaining and identifying violations; work on proper, reasonable, fair code enforcement procedures. The Housing Summit with potential partnering organizations will give a broad overview of housing initiative; identify which organizations want to be a prt of the initiative and work o details of how the program will work.

3. Patrick – Elite Therapy

There was no one in attendance from Elite Therapy.

4. Beth Uhler – MS4 Update

Ms. Uhler explained the Minimum Control measures for the MS4. The permit requirements are:

1. Public Education and Outreach

- a. Flyers, website
 - b. Newspaper ad, Newsletter
 - c. Community Outreach
 - d. PEOP Program
 - e. Target Audience
2. Public Involvement and Participation
 - a. This meeting!
 - b. Public Notice
 - c. Community Involvement
 - d. PIPP Program
 3. Illicit Discharge and Elimination
 - a. IDD&E Program
 - b. Screen Outfalls
 - c. Maintain Mapping
 - d. Ordinance Violations
 4. Construction Site Runoff Control
 - a. Statewide program for issuing NPDES Permit for Stormwater Discharges Associated with Construction Activities through DEP, County Conservation District, and Municipality satisfies this permit requirement
 5. Post Construction Stormwater Management in New and ReDevelopment
 - a. PCSM BMP Inspection Program
 - b. O&M Enforcement
 - c. PCSM BMP Inventory Update
 - d. Stormwater Ordinance Adoption
 6. Pollution Prevention & Good Housekeeping
 - a. Ongoing good housekeeping practices
 - b. Staff training
 - c. Municipal Facilities inspection/inventory
 - d. Written Program updates
 - i. Employee training
 - ii. O&M program

The proposed BMP – Millview Basin Retrofit is

 - a. Feasibility Study completed in September 2019
 - b. Growing Greener Grant application submitted in December 2019

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 resignation of Marie Lawson from the Civil Service Commission
Mr. Simpson made a motion to accept the resignation of Marie Lawson from the Civil Service Commission; Ms. Al Amin seconded the motion. Motion passed 6-0.
- ~~2. Receive and consider appointment of Fran Seamuffa to the Civil Service Commission for the term 2019–2022~~
Item deleted.

3. Receive and consider to begin discussions on the Verizon Franchise Renewal
Mrs. Hunt made a motion to begin discussion on the Verizon Franchise Renewal; Vice President Green seconded the motion. Motion passed 6-0.
4. Receive and consider 2nd Reading an Ordinance vacating a portion of North 4th Avenue and Coates Street in the City of Coatesville
Ms. Al Amin made a motion to approve second reading and adoption an Ordinance vacating apportion of North 4th Avenue and Coates Street in the City of Coatesville; Vice President Green seconded the motion. Motion passed 6-0.
5. Receive and consider hiring three part time Fire Fighters
Mr. Simpson made a motion to approve the Civil Service list of names of the eligible part time fire fighters; Mrs. Hunt seconded the motion. Motion passed 6-0.

Council asked Mr. Trio to meet with the Fire Chief to discuss scheduling prior to approving the hiring of the part time firefighters. Schedule meeting before next Council meeting.

6. Receive and consider advertising for financing codes vehicles – adding to prior action item of Police Vehicles and Parking Meters
Ms. Al Amin made a motion to approve advertising for financing of \$22,659 for the code's vehicle– adding to prior action item of Police Vehicles and Parking Meters; Mrs. Hunt seconded the motion. Motion passed 6-0.
7. Receive and consider Resolution 2020-04 Greenways, Trails and Recreation Program (GTRP) grant designating the City of Coatesville to execute all documents and agreements
Vice President Green made a motion to approve Resolution 2020-04 Greenways, Trails and Recreation Program (GTRP) grant designating the City of Coatesville to execute all documents and agreements; Mrs. Hunt seconded the motion. Motion passed 6-0.

Vice President Green made a motion to close action items; Mrs. Hunt seconded the motion. Motion passed 6-0.

Discussion Items

1. Civil Service Police Department Promotion list – Chief Laufer
Chief Laufer presented Council with the lists for promotions when an opening comes up for the position. The promotional lists are for Lieutenant, Sergeant and Corporal. At the current time, there is no opening. Awaiting notice of one of the Corporal's retirement. The list is good for two years.
2. Fresh 2 You – Phoebe Kitzen
Ms. Kitzen provided Council with an update on the schedule of the food truck. The winter market for the truck is Jan 14th thru April 2nd on Wednesday. Council did not approve the food truck to be placed there during the week. It as not okay and was disrespectful to the City without their approval. There are 4 businesses that are open during the week in which traffic and parking is busier in that area. Council suggested meeting with the City Manager and/or the Assistant City Manager to find a location for the truck on Wednesdays.

Reports

1. Solicitor

Mr. Verwey announced he;

- Reviewed and advised the city on certain real estate and leasing matters
- Worked on pending litigation related to a Right to Know appeal
- Addressed certain land development matters on behalf of the City.
- Considered and addressed issues related liens held by the City.

2. City Manager

Mr. Trio announced:

- Catalyst Amphitheatre
 - Zoning determination application files per Zoning Ordinance
 - Next step- Catalyst completing required filing to PennDOT for digital display permit
- Community Center
 - Appraisal report received and title report ordered to determine value and resolution
- 4th Avenue Streetscape project in process
- AFSCME negotiation positive agreement pending
- Tax billing issued week of February 10, 2020.
- Legislative assistance meeting held to coordinate and provide assistance for TIIF grant and various supporting grants for infrastructure, streets and public facilities,
- PennDOT- Rt 82 box beam initiative (segment between Glencrest Road and Manor Road) – replaced damaged medial strips.
- Joint cleanup day- South Coatesville proposed joint participation on April 25, 2020
- The City and SALDO Ordinance outdated and inconsistent. Proposing overall update to the Zoning Ordinance
- 1st and Lincoln Highway – project meeting conducted fir updated coordination between City engineer and MECO Contracting and PECO relative to potentially hazardous subgrade transmission lines.
- Comcast – utility relocation pole demolition on 1st Avenue
- Proposed Train Station – Ordinance adopted this evening to vacate a portion of North 4th Avenue and Coates Street
- TIIFF Transportation – Grant application filed for \$1.2 million streetscape funding from PaDECD for new sidewalks and streetscaping.
- TOD-MX Development – subcommittee meeting with stakeholder to identify funding for \$12 million parking structure
- PECO – Northside Lincoln – work for relocation of poles and lines has been scheduled for March
- Private Development
 - Proudfoot Capital
 - sidewalk work continuing
 - Demolition permits issued
 - Land development planning underway
 - KNGDM

- Presented this evening
- Due diligence ends March 3
- DEPG
 - Aroogas restaurant opening schedule projected for August 2020
- Zoning Hearing Board
 - Day Care Center – rescheduled hearing for February 25, 2020
- Planning Commission
 - Merchant Street Mosque and DEPG Gateway scheduled for February 12, 2020
- Kiosks have been installed at 251 East Lincoln and 3rd and Lincoln Parking lots. Will be enforced starting February 18, 2020.
- Julius Scott, interim Crew Leader in Public Works. He has been doing a good job.

3. Assistant City Manager

Mr. Logan announced:

- Community and Monthly updates
 - Unity Day, July 11th at 4pm – planning continues and letters to sponsors and vendors emailed.
 - NFC (National Fitness Campaign) continues to build for May/June installation
 - HGTV – a group of community residents and youth joined forces to produce a City promotional video to HGTV’s Renovate your Town contest. A video submission of the City along with why “Coatesville” should be selected for a full renovation done by HGTV GC personalities.
 - Black History Breakfast and Book reading will be held on Saturday, February 15, 2020 at 10 am
- Business Development
 - Workforce Development and Career Training: meeting scheduled Jan 28th was a success. Group was enthusiastic in collaborating to launch a training and career development program in the City of Coatesville, Next steps – reconvene and determine building curriculum to reflect industry needs. Partners include: OIC, CCEDC, Nth Solutions, Express Employment Professionals and the City of Coatesville
 - CREATE Series: Business Skills for Success – Meeting scheduled for Tuesday January 28. CREATE will launch March 17th and sessions will be held at City Hall.

4. Finance Director

Mr. Troutman announced:

- Real Estate and Solid Waste bills mailed out – February and March are 2% discount
- March 30th and 31st – resident/homeowners able to pay in person at City Hall
- Ms. Al Amin announced she did not receive her bills
- Portnoff will be here to talk to resident on March 3rd at 6:30 pm.
- Portnoff Meeting will be advertised

Citizens Hearings Non-Agenda Items Only (3 Minutes)

Fran Scamuffa

Ms. Scamuffa inquired about permits for roof repairs. Mr. Trio explained a permit is not required for repairing shingles but a permit is required for full roof repair.

Laurie Shannon-Bailey

Ms. Shannon-Bailey apologized for not presenting at the last meeting. She was unaware she was placed on the agenda. She asked for a letter of support from the City of Coatesville for her program with youth offenders. She announced Luke Nero is putting together a program of Malcolm X on February 21, 2020 at 3:30 pm.

Mr. Simpson made a motion to close citizens hearings on non-agenda items; Mrs. Hunt seconded the motion. Motion passed 6-0.

Council Comments

Mr. Simpson thanked everyone for attending the meeting. I can't tell you how relieved I was when Mr. Morgan said no charter school. We intend to hold his feet to the fire on that. The City has been public recorded saying it's not an option anymore. It's a great project as long as the charter school has been taken out, another charter school will bankrupt the Coatesville School District, and we don't need that. Again, thanks for coming out.

Mrs. Lawson thanked everyone for coming out. I am also glad that there will not be another charter school in the City. I would like a performing arts school though. We have a lot of kids and young adults here who are beyond talented and would be able to escape because we have that available. I am not a big fan of charter schools. I would not ever approve to have one. On a higher note, we are starting to plan clean ups. That is one of my favorite things when I was here before, so we want to get them started again. The end of February, looking at tentatively February 22, 2020 will be the next one. Hopefully we will get that together. We have a few streets in mind. There is a lot of trash out there and at the end of next week, we will have all the information out there.

Mrs. Hunt thanked everyone for coming out and spending the evening with us. It is good to see you. Phoebe, I just want you to understand clearly, that I am not against your food truck. It's just the safety and the combustion on 5th Avenue. I do want it to work and hopefully we can get it to work. Thank you for coming out. I am excited about all the great things happening in and around the City. I just look forward to continuing working together. Thank you and I have to leave. I have to go to work.

Mrs. Hunt excused herself from the meeting.

Ms. Al Amin thanked everyone for coming out and staying a part of what is going on in the City. I am very excited about Mr. Morgan and the project he is going to bring here. I think its going to be great. Phoebe, I hope we can find an answer for that truck because you know, I love that truck, and I love what the Food Bank does for the residents of Coatesville. So, I hope we can figure something out because the truck is well needed here. There's a lot of families that don't have transportation. They don't have the ability to have fresh vegetables and your truck brings that to the residents. I really want to figure something out so the truck can continue to come. Safe travels to everyone going home.

Vice President Green thanked everyone for coming out. There are so many different faces tonight. It is just wonderful when people come out to the meetings. I am looking forward to Saturday. Sir, are you going to read another book again. I mean it was a children's book, but I was so mesmerized. I am looking forward to the experience again on Saturday. I am just excited again. It is wonderful when we come and we discuss issues. You know phoebe, maybe we can find something that is suitable for the truck. It is always good to see the Senior Center. You guys rock over there. Its always great to see you. You bring so many programs to our seniors, it's just amazing. Very, very happy you guys are here. Just like to thank everyone for coming out. I look forward to seeing you in tow weeks. Thank you, Urius, for your presentation to the City. You have been an asset to the City.

President Lavender-Norris thanked everyone for attending the meeting. She asked Mr. Green to speak.

Charles Green announced on February 24, 2020 at 5:15, Jam Rock will be receiving the Merchant of the Month honor. He thanked everyone for attending the first event.

President Lavender-Norris thanked everyone for coming out. It is a blessing to see new faces. Don't let this be the last time. We need you here. You're a part of our community, let's work our community out together. I'm just grateful that we are growing forward and everybody please be safe on your way home. Mrs. Lawson welcome back. God Bless.

Vice President Green welcomed Lucas from the Daily Local News back to our meetings.

Adjournment

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