

MINUTES  
CITY COUNCIL MEETING  
City Council Chambers, 1 City Hall Place, Coatesville PA  
April 11, 2016

**Public Hearing**

Mr. Carnes opened the Public Hearing at 8:05 pm.

1. A resolution to approve the sponsorship and submission of an application for a Chester County Community Revitalization Program (CRP) Grant for public infrastructure, including the correction and alignment of through lanes at the intersection of Routes 30, 82 and First Avenue for vehicle efficiency and pedestrian safety.

Mr. Carnes explained the City of Coatesville is pursuing a supplemental 2016 Community Revitalization Program (CRP) Grant for improvements related to the projected titled Lincoln Highway & 1st Avenue Intersection Improvements, including lane alignment northbound from First Avenue to Route 82 at Route 30, the addition of north and south bound left turn lanes for traffic movement, pedestrian improvements, and signal optimization.

Mr. Pawlowski hopes Council approves for the good of Coatesville.

2. A resolution to approve the sponsorship and submission of an application for a Chester County Community Revitalization Program (CRP) Grant for public infrastructure, including improvement in the City of Coatesville consisting of a multilevel parking garage in the downtown area of East Lincoln Highway and South First Avenue.

Mr. Carnes explained the City of Coatesville is pursuing a supplemental 2016 Community Revitalization Program (CRP) Grant for improvements in the nature of a multilevel parking garage to be constructed in the downtown area East Lincoln Highway and South First Avenue.

Mr. Paul Evans asked how much the grant is. Mr. Trio stated 500k. Mr. Pawlowski dittoed his previous comments.

Mr. Carnes closed the Public Hearing at 8:10 pm.

**Call to Order**

President Lavender-Norris called the meeting to order at 8:10 p.m. and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Marie Lawson, Mssrs, Edward Simpson, Joseph Hamrick, Mrs. Carmen Green, and Mrs. Ingrid W. Jones. Staff members present included City Manager Michael Trio, City Solicitor John Carnes, Finance Director John Marcarelli, Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held on April 11, 2016 to discuss personnel and legal matters.

President Lavender-Norris announced Mrs. Hunt would not be in attendance.

**Approval of Minutes:**

Mrs. Green made a motion to approve the March 28, 2016 meeting minutes with corrections; Vice President Lawson seconded the motion. Motion passed 6-0.

### **Approval of Accounts Payable**

Vice President Lawson made a motion to approve the accounts payables; Mr. Simpson seconded the motion. Motion passed 6-0.

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

Vice President Lawson made a motion to add Action Item 9) RDA Auditor recommendation; 10) Standstill agreement with ZF Energy; and 11) Ordinance on amnesty for solid waste trash fee penalties; Mr. Simpson seconded the motion. Motion passed 6-0.

### **Presentations**

1. Certificate of Recognition – Lucas Roger

Council unanimously agreed to table the certificate of recognition until the next meeting.

2. Public Financial Management, Inc. by Jamie Schlesinger.

Mr. Schlesinger announce Public Financial Management, INC (PFM) is nation's number one ranked independent Financial Advisor. The independent financial advisor represents the issuer's best interest throughout the entire process of any debt issuance. PFM currently serves as financial advisor for 13 School Districts on Chester County.

During the engagement, as the City's fiduciary, PFM will provide the following main services, among others, related to the issuance of debt:

- Present and develop various new money financing methods and structures to best fit within the City's existing debt structure as well as meeting future capital needs and other City benchmarks including evaluating the pros and cons of a bond issue or a bank loan
- Develop a financing plan in concert with City staff which would include recommendations as to the timing and number of series of bonds or bank loans to be issued.
- Monitor the Municipality's existing debt for any potential refinancing opportunities.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the City and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Advise the City on the condition of the bond or bank loan market at the time of sale; including volume, timing considerations, competing offerings, and general economic considerations.
- Assist the City with respect to presentations to any credit rating agencies and bond insurance companies, including providing additional analysis related to any future debt needs of the City.
- Assist and advise the City in negotiations with investment banking groups during the pricing of any bond issuance or commercial lenders in the pricing of a bank loan.
- Assist the Bond Counsel with the preparation of settlement of the Bonds or Notes, including the collection and organization of all relevant invoices for financing costs associated with any potential bond issuance

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

Paul Evans

Mr. Evans

Mr. Evans inquired about removing the guard shack located on the flats and the GO Carlson building across the street.

Mrs. Green made a motion to close citizens' hearings on regular agenda items only; Mr. Simpson seconded the motion. Motion passed 6-0.

Vice President Lawson suggested advertising to let people know the street sweeper will be up and running in June.

### Regular Action Items

1. Receive and consider proposal from PFM to serve as Financial advisor for the Capital Financing projects (Johnsons Controls and City Hall renovations)  
Vice President Lawson made a motion to approve the proposal from PFM to serve as Financial Advisor for the Capital Financing Projects (Johnson Controls and City Hall Renovations); Mr. Hamrick seconded the motion. Motion passed 6-0.
2. Receive and consider Bond/Note Counsel for the Capital Financing projects (Johnsons Controls and City Hall renovations)  
Vice President Lawson made a motion to approve Bond/Note Counsel for the Capital Financing projects (Johnsons Controls and City Hall renovations); Mr. Hamrick seconded the motion. Motion passed 6-0.
3. Receive and consider Notice to Proceed to Johnson Controls  
Vice President Lawson made a motion to approve the Notice to Proceed with Johnson Controls; Mr. Simpson seconded the motion. Motion passed 6-0.
4. Receive and consider Second Reading and adoption an Ordinance authorizing the City of Coatesville (the "City") to enter into a "bank qualified" lease agreement with Manufacturers and Traders Trust Company (M&T Bank) for purposes of acquiring two police vehicles (2016 Ford Interceptor and 2016 Ford Expedition EL) and a Street Sweeper (2016 Johnston VT-651 DS Vacuum Street Sweeper) pursuant to COSTAR contracts and incurring lease obligations (not in excess of \$89,993.17 (for the police vehicles) and \$270,668.75 (for the street sweeper) to be evidenced by two (2) lease purchase agreements with Manufacturers and Traders Trust Company (the "lessor") to which the City will pay to lessor the rental payments for the purpose of providing the said equipment for the City; authorizing the execution and delivery of such lease purchase agreements; setting forth the amounts of the rental payments to be made thereunder and covenanting to pay such amounts from current revenues, subject to annual appropriation; authorizing and directing the taking of necessary or appropriate actions including execution and delivery of requisite documents in connection with lease purchase agreements; and taking related actions.  
Vice President Lawson made a motion to approve Second Reading and adoption an Ordinance authorizing the City of Coatesville (the "City") to enter into a "bank qualified" lease agreement with Manufacturers and Traders Trust Company (M&T Bank) for purposes of acquiring two police vehicles (2016 Ford Interceptor and 2016 Ford Expedition EL) and a Street Sweeper (2016 Johnston VT-651 DS Vacuum Street Sweeper) pursuant to COSTAR contracts and incurring lease obligations (not in excess of \$89,993.17 (for the police vehicles) and \$270,668.75 (for the street sweeper) to be evidenced by two (2) lease purchase agreements with Manufacturers and Traders Trust Company (the "lessor") to which the City will pay to lessor the rental payments for the purpose of providing the said equipment for the City; authorizing the execution and delivery of such lease purchase agreements; setting forth the amounts of the rental payments to be made thereunder and covenanting to pay such amounts from current revenues, subject to annual appropriation; authorizing and directing the taking of necessary or appropriate actions including execution and delivery of requisite documents in connection with lease purchase agreements; and taking related actions; Mr. Simpson seconded the motion. Motion passed 6-0.
5. Receive and consider Resolution supporting the filing of a grant application with the Chester County Department of Community Development, for the 2016 Chester County Revitalization Program Grant funds, for improvements in the City of Coatesville consisting of the correction and alignment of through lanes at the intersection of Routes 30, 82, and First Avenue for vehicles efficiency and pedestrian safety.  
Vice President Lawson made a motion to approve a Resolution supporting the filing of a grant application with the Chester County Department of Community Development, for the 2016 Chester County Revitalization Program Grant funds, for improvements in the City of Coatesville consisting of the correction and alignment of

through lanes at the intersection of Routes 30, 82, and First Avenue for vehicles efficiency and pedestrian safety; Mr. Simpson seconded the motion. Motion passed 6-0.

6. Receive and consider a Resolution supporting the filing of a grant application with the Chester County Department of Community Development, for the 2016 Chester County Revitalization Program Grant funds, for improvements in the City of Coatesville consisting of a multi-level parking garage in the downtown area of East Lincoln Highway and South First Avenue

Mr. Hamrick made a motion to approve a Resolution supporting the filing of a grant application with the Chester County Department of Community Development for the 2016 Chester County Revitalization Program Grant funds, for improvements in the City of Coatesville consisting of a multi-level parking garage in the downtown area of East Lincoln Highway and South First Avenue; Vice President Lawson seconded the motion. Motion passed 6-0.

7. Receive and consider a Resolution of the City Council of the City of Coatesville accepting bids for the farming of the Conti Tract pursuant to a one year lease, authorizing the award of a lease to the highest responsible bidder and authorizing the City Manager to execute the appropriate lease and any related necessary documents.

Vice President Lawson made a motion to approve a Resolution of the City of Coatesville accepting bids for the farming of the Conti Tract pursuant to a one year lease, authorizing the award of a lease to the highest responsible bidder and authorizing the City Manager to execute the appropriate lease and any related necessary documents to Smokers Farms LLC for the amount of \$9,200.00; Mr. Simpson seconded the motion. Motion passed 6-0.

8. Receive and consider Gailey Murray Communications

Vice President Lawson made a motion to approve Gailey Murray Communications; Mrs. Jones seconded the motion. Motion failed 2-4. Mr. Hamrick, Mr. Simpson, Vice President Lawson and President Lavender-Norris were the dissenting votes.

9. Receive and consider RDA Audit recommendations

Vice President Lawson made a motion to approve the deferment of the interest on the note payable for the year 2016 per the RDA Auditor recommendation in order to finalize the 2015 Redevelopment Authority audit; Mr. Simpson seconded the motion. Motion passed 6-0.

10. Receive and consider Standstill Agreement

Mr. Simpson made a motion to approve the Standstill Agreement with ZF Energy for site control of the landfill property; Vice President Lawson seconded the motion. Motion passed 6-0.

11. Receive and consider Amnesty on Solid Waste delinquency penalty fees

Vice President Lawson made a motion to approve the First Reading an Ordinance approving a one-time only amnesty program for City of Coatesville property owners for delinquent 2014 and prior trash fees if paid in full between June 1, 2016 and July 30, 2016; Mr. Simpson seconded the motion. Motion passed 6-0.

### **Discussion Item**

1. Discuss Chapter 82- Vacant Property

Vice President Lawson questioned the current Chapter 82 Vacant Properties regulations. There needs to be changes or enforcement. Mr. Trio explained BIU is currently working on a list of the vacant properties in the City and their status.

2. Discuss guard shack on the Flats

No discussion was done at this time. (Discussed earlier in the evening)

### **Solicitors Report**

Mr. Carnes stated he:

- Advertised ordinance for the second reading to borrow lease purchase the acquisition of two police vehicles and a street sweeper.
- Advertised resolutions for the CRP loan supplements to assist with one the city garage and to the city improvements at the intersection of First Avenue and Lincoln Highway.
- Worked with the DEPG's proposed zoning ordinance amendment which will be before the city planning commission.
- Worked on county lease with the city for the District Court within the expanded City Hall and the start date of May 1, 2017 is being reviewed
- Worked on various matters involving litigation and assisted the city and its interpretation of codes rules and regulations.

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

Mr. Trio announced he:

- Would like to meet with Vice President Lawson regarding the social media and the PR Firm.
- The lease plans for City Hall and District Court are close to signing
- Washington Hose Company has agreed to extend their lease for one year
- Cedarville engineering issued RFP on the splash pad
- Hold weekly meetings with DEPG, City Engineer and Legal Counsel

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

#### Roberta Constantine

Ms. Constantine announced that fresh2you mobile market will be back on the road in 2016, bringing fresh produce, healthy food staples, and nutrition education directly to the underserved communities throughout Chester County. Fresh2you places a priority on sourcing fresh high-quality fees from local farmers and producers. Ms. Constantine stated that fresh2you market seeks permission to park the Chester County food banks Fresh2you mobile market truck in front of 501 East Lincoln Hwy. or along Fifth Avenue. Counsel suggested Ms. Constantine meet with the city manager.

#### Fran Scamuffa

Ms. Scamuffa asked who she could contact regarding Chapter 82 vacant property. She feels there's disconnect within the vacant property committee. Vice President Lawson explained the Codes Director previously ran the committee, planning commission and RDA each have a member and 1 resident. She suggested Ms. Scamuffa meet with the city manager.

#### Paul Evans

Mr. Evans inquired about the solid waste billing. He stated there is disconnect between the city's records and Mr. Whitten's records. The City needs to correct their files.

#### Ron Suber

Mr. Suber voiced his concerns on the delinquent trash fees. The city did not have records for anything, so how could they send bills out.

#### Romulus Jones

Mr. Jones voiced concerns on the negative comments being made regarding the delinquent trash billing. He explained the billing has had a positive effect on the city's records. Residents who thought their trash bills were being paid by their mortgage company, are now aware they are not and are paying their delinquent bills. He has been working on all issues that have been brought before him regarding the delinquent trash. As an issue has been resolved, the correct information is being updated in the city's records.

Vice President Lawson made a motion to close citizens' hearing on non-agenda items only; Mr. Simpson seconded the motion. Motion passed 6-0.

*Mrs. Green excused herself from the meeting at 10:00 pm.*

### **Special Events**

1. A special event application was submitted from the Virtuous Sisters of Christ for a parade on April 16, 2016 starting at 9am at Abdala Park. It has been requested for an escort down the street/ on one side as in previous years.  
Mr. Hamrick made a motion to approve a special event application submitted from the Virtuous Sisters of Christ for a parade on April 16, 2016 starting at 9am at Abdala Park requesting for an escort down the street/ on one side as in previous years; Vice President Lawson seconded the motion. Motion passed 5-0.
2. A special event application has been submitted from First Baptist Church of Passtown for a Carnival at Gateway Park, July 12-16, 2016; 5:00 pm to 9:00 pm.  
Vice President Lawson made a motion to approve a special event application from First Baptist Church of Passtown for a Carnival at Gateway Park, July 12-16, 2016; 5:00 pm to 9:00 pm with Fire Police for Foot traffic; Mr. Simpson seconded the motion. Motion passed 5-0.
3. A special event application has been submitted from the Back to School Event Committee for a School Event on August 19, 2016; 2pm to 6pm at Abdala Park. It has been requested for a street closure Stirling Street and Olive Street between 8<sup>th</sup> and 9<sup>th</sup> Avenues.  
Mr. Simpson made a motion to approve a special event application for a Back to School on August 19, 2016; 2pm to 6pm at Abdala Park requesting a street closure Stirling Street and Olive Street between 8<sup>th</sup> and 9<sup>th</sup> Avenues; Mr. Hamrick seconded the motion. Motion passed 4-0-1. Vice President abstained from the vote due to her submittal of the application.

### **Council Comments**

Mr. Hamrick thanked everyone for attending the meeting and wish everyone a good night.

Mrs. Jones thanked everyone for persevering through the meeting. It has been a very healthy night of dialogue, the monologue left earlier. She thanked Mr. Jones for providing information on the other side regarding the trash fees. The old saying is "Services paid for services rendered". She quoted the Egyptian Advisor, Ptahhoptep of 2275 BC "Crime never lands it's wares, in the end it's justice that lasts".

Mr. Simpson thanked everyone for attending it was glad to see everyone here.

Vice President Lawson announced the Officers who responded to a delicate situation were complimented on their conduct on social media. A garden project will be starting at Ash Park.

President Lavender-Norris thanked everyone for attending the meeting. She stated "we do not have it 100% , and do not expect 100% but are doing the best we can. We can see the progress."

### **Adjournment**

Mr. Simpson made a motion to adjourn the meeting at 10:10 pm; Vice President Lawson seconded the motion. Motion passed 5-0.