

MINUTES  
CITY COUNCIL MEETING  
Council Chambers, 1 City Hall Place, Coatesville, PA  
May 9, 2016

**Call to Order**

President Lavender-Norris called the meeting to order at 8:05 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, Mrs. C. Arvilla Hunt and Mrs. Ingrid W. Jones. Staff members present included City Manager Michael Trio, City Solicitor John Carnes, Fire Chief Garry Alderman, Finance Director John Marcarelli, Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held on May 9, 2016 to discuss personnel and legal matters.

Mr. Simpson announced he will be leaving at 8:30 pm.

**Approval of Minutes:**

Mrs. Hunt made a motion to approve the April 25, 2016 meeting minutes; Vice President Lawson seconded the motion. Motion passed 7-0.

**Approval of Accounts Payable**

Vice President Lawson made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 6-0. Mr. Simpson was not present for the vote.

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

Mr. Hamrick made a motion to add action item 6) Receive and consider Johnson Controls Phase 2; Vice President Lawson seconded the motion. Motion passed 7-0.

**Presentations**

1. Certificate of Recognition – Lucas Rogers

President Lavender-Norris presented a certificate of recognition to Lucas Rodgers of the Daily Local News.

2. Certificate of Recognition – Sgt. Sander Haywood Matthews Sr.

Sgt. Sander Haywood Matthews Sr. was not in attendance. President Lavender-Norris read the Certificate of Recognition.

3. 2015 Audit – Pam Baker, Barbacane Thornton & Company

Mrs. Baker provided Financial Highlights:

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$19,608,374 (total net position) for the fiscal year reported. This total includes both governmental and business-type activities.
- Total net position is comprised of the following:
  - Net investment in capital assets of \$10,133,963, which includes property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
  - Unrestricted net position of \$9,474,411, which is available to fund the continued operations of the City.
- The City's governmental funds total fund balance at the end of 2015 was \$6,891,590.

- The City's business-type activities reported combined ending fund net deficit of \$2,188,565 at the end of 2015. The City's Solid Waste Fund net position at the end of 2015 was \$318,364, and the Redevelopment Authority's net deficit was \$2,506,929.
- Long-term bonded debt decreased during 2015 by \$58,636.

In 2013 the City had 10 findings, in 2014 – 6 findings and in 2015 only 5 findings.

Vice president Lawson made a motion to close presentations; Mrs. Hunt seconded the motion. Motion passed 7-0.

*Mr. Simpson excused himself from the meeting at 8:35 pm.*

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

#### Fran Scamuffa

Ms. Scamuffa voiced her concerns regarding the delinquent solid waste billing. The solid waste has been a material weakness in the audits. The City should not pursue before 2014, if City cannot prove it, how can a resident/property owner.

#### Arianna Estes

Ms. Estes voiced her concerns regarding her delinquent trash bills. She thought the bills were paid with her mortgage. She never once received a trash bill. She cannot afford to pay all the past due fees. It would be more than 10% of her annual income. Council asked her to speak with the Finance Department.

#### Anthony Okoren

Mr. Okoren voiced his concerns on the delinquent solid waste bills. He has never received a Solid Waste Bill and neither has his neighbors in seven years. He asked Council to come to common ground regarding the trash fees.

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

### **Regular Action Items**

Add action item regarding delinquent trash fees.

Council was told Portnoff Associates, Inc. would not be collecting fees at this time. Portnoff has been collecting fees during the moratorium. Council says one thing and it is not enforced. We are looking to terminate collection of delinquent trash fees up to and including 2013. Portnoff Associates, Inc. will collect delinquent 2014 and 2015 delinquent trash fees. What should be done with the delinquent payments received prior? Payees should be refunded the delinquency payment for up to and including 2013. Council asked for Portnoff to send letter explain the collection and refund policy. Council directed the City Manager to make sure the requests are carried out. Mr. Marcarelli explained updated information is being entered into the database.

#### Citizens comments action item (delinquent trash)

#### Misha Overby

Ms. Overby inquired about the refund process. Her trash payment is paid thru her rent.

#### Anthony Orcoran

Mr. Orcoran inquired about the history of the billing. As stated before, he has not received a bill in seven years. How will bills be recorded?

Fran Scamuffa

Ms. Scamuffa voiced her concerns regarding due diligence and the Finance Department operations. They should be doing their due diligence.

Nicholas Penaghtis

Mr. Penaghtis stated payments are the responsibility of the residents. Citizens need to be responsible for their own bills.

Romulus Jones

Mr. Jones explained the process in the Finance Department regarding the past, present and future with the Solid Waste billing.

Adrienne Estes

Ms. Estes voiced her concerns on making the payment even at a lower amount.

Paul Evans

Mr. Evans questioned the City's current files. Asked for the City to get a new accounting firm.

Anthony Cazille

Mr. Cazille questioned the City's current files and billing.

Mrs. Green made a motion to terminate collecting delinquent trash fees up to and including 2013; Vice President Lawson seconded the motion. Motion passed 6-0.

1. Receive and consider Fireworks date change from July 9, 2016 to July 16, 2016  
Mr. Hamrick made a motion to approve the Fireworks date change from July 9, 2016 to July 16, 2016; Vice President Lawson seconded the motion. Motion passed 6-0.
2. Receive and consider Second Reading and Adoption an Ordinance approving a onetime only Amnesty Program (waiver of penalties) for the City of Coatesville property owners for delinquent 2014 and prior trash fees if paid in full between July 1, 2016 and August 31, 2016.  
Mrs. Hunt made a motion to approve Second Reading and Adoption an Ordinance approving a onetime only Amnesty Program (waiver of penalties) for the City of Coatesville property owners for delinquent 2014 and prior trash fees if paid in full between July 1, 2016 and August 31, 2016: Mrs. Green seconded the motion. Motion failed 0-6. Council denied motion unanimously.
3. Receive and consider First reading an Ordinance entering into a ten year lease with the County of Chester to rent a 3600 square foot District Court to be located in City Hall (as renovated)) for \$21.50 per square foot (\$6,450.00 per month with 2% per annum increases) and other terms and conditions substantially similar to those in the lease agreement  
Vice President Lawson made a motion to approve first reading an Ordinance entering into a ten year lease with the County of Chester to rent a 3600 square foot District Court to be located in City Hall (as renovated)) for \$21.50 per square foot (\$6,450.00 per month with 2% per annum increases) and other terms and conditions substantially similar to those in the lease agreement; Mrs. Green seconded the motion. Motion passed 6-0.
4. Receive and consider a Resolution adopting the Multi-Jurisdictional Hazard Mitigation Plan of Chester County

Mrs. Hunt made a motion to approve a Resolution adopting the Multi-Jurisdictional Hazard Mitigation Plan of Chester County; Vice President Lawson seconded the motion. Motion passed 6-0.

5. Receive and consider a Designation of Agent Resolution for the January 2016 Snow Emergency  
Vice President Lawson made a motion to approve the Designation of agent Resolution for the January 2016 Snow Emergency; Mrs. Green seconded the motion. Motion passed 6-0.

6. Receive and consider Johnson Controls Phase 2 agreement  
Mr. Trio explained the agreement will help development of a Phase 2 project to renovate City Hall to accommodate the District Court spaces. It will provide for the development of the City Hall renovation project as a Phase Two expansion of the original energy performance contract. The total project will fund itself out of energy operational savings and capital cost avoidance over a period of 20 years or less.

Vice President Lawson made a motion to approve the Phase 2 Project to renovate City Hall to accommodate District Court with Johnson Controls: Mrs. Green seconded the motion. Motion passed 6-0.

#### **Discussion Item**

1. Fees for events not properly permitted through the City and on City property  
Vice President Lawson explained there have been events held on City property without permission. She asked for staff and legal counsel to come up with a fee schedule for events held on city properties.
2. Recycling Grant – Education  
Vice President Lawson stated in the initial recycling grant, a portion of funding was for information. The City should have a whole series of education on recycling throughout the summer. Vice President Lawson offered to assist with translating the information in Spanish.
3. Yard of the week – Starting Memorial Day  
Vice President Lawson announced yard of the week will begin after Memorial Day May 31, 2016. Mr. Green asked for additional letters for the winner of the week.
4. Street Sweeper starting date/Public Notification  
Vice President Lawson stated she has worked with staff on a flyer for notification of the street sweeper starting date. Mr. Trio announced the Street Sweeper is projected to be up and running by June 20, 2016. Vehicles will not be cited right away, warning will be provided.

#### **Solicitors Report**

- The City solicitor has worked with DEPG and Jim DePetris to advance revitalization lanse and assist the City in other aspects of the development.
- The follow up agreement from Family Dollar to get storm water management agreement has been completed.
- Proposed Zoning Ordinance Amendment (Mixed Use Overlay District) – working with DEPG attorneys.

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

Mr. Trio announced:

- District Court

- The building is schematically designed
- Very close to signing the lease
- The goal is have the building occupied by July 2017
- Working on Splash Pad to have it open by summer.

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

#### Fran Scamuffa

Ms. Scamuffa apologized to everyone in the Finance Department. She is here to volunteer to help in any way with the City. If work is not being done, there needs to be action taken. She explained Mr. Trio is here to help the City.

#### Paul Evans

Mr. Evans asked if the information has been provided to Mr. Trapnell as requested at the last meeting.

#### Misha Overby

Ms. Overby announced the NAACP held a Philadelphia Mass Ball. She suggested to have an event in Coatesville for the City. The residents and businesses could work together. Is this something the City could do?

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

### **Special Events**

1. A Special event application was submitted from Fuel City Café for a Grand Opening Event on June 4, 2016 from 10 am to 4pm in the parking lot located next to Fuel City and the Coatesville Flower Shop.

Mrs. Green made a motion to approve the special event application submitted by Fuel City Café for a Grand Opening Event on June 4, 2016 from 10 am to 4 pm in the parking lot located next to fuel City and the Coatesville Flower Shop; Voce President Lawson seconded the motion. Motion passed 6-0.

### **Council Comments**

Mrs. Hunt thanked everyone for attending the meeting and wished everyone a good night.

Mrs. Jones thanked everyone for coming out and sharing with us. We appreciate your support. Collecting back trash was originally thought of as revenue money to help out. It did not seem to go that way, I didn't think it would. Most others seem to differ. I am not sure when it is going to go away. She quoted "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed. It's the only thing that ever has." By Margaret Mead.

Mrs. Green thanked everyone for attending the meeting. Think we got a lot accomplished here tonight, I'm happy. It was a hard meeting and there were little disagreements. These kind of things make it all better. We sit down and listen to the residents therefore, we were able to work things out.

Mr. Hamrick thanked Marie and the YMCA for the community garden. He thanked all the citizens for stepping up to the podium and speaking. The Finance Department is a work in progress. Mr. Trio is doing the best he can and is working with John. Things are improving in the Finance Department, it has been a slow progress. He came on Council to straighten out the City, things are moving a lot further in faster in improving the City.

Vice President Lawson thanked everyone for attending the meeting. The trash billing problems are years in the making. We are a lot closer to where we need to be. We have not heard about staff. The staff that is here is not here because they have to be. It is dedication to the City. She announced the “Raiders Starz” won the Nationals 2<sup>nd</sup> year in a row. She thanked all the emergency personnel who accompanied the bus into the City. Can’t wait to recognize the girls again. It’s always a good night. The win was placed on the City’s Facebook page and has received over 5,000 views to date. She thanked everyone for the help with the community garden at Ash Park. Over 40 youths attended the event. Kids putting together shows ownership.

President Lavender-Norris thanked everyone for attending the event. Our process is painful, we are giving birth to a new City right now, and going thru the labor pains. Hang in there, it’s going to happen, it is happening. She announced the House of Urban Affairs will hold a public hearing regarding blight on Wednesday May 11, 2016, beginning at 10 am in the City Council Chambers in Coatesville, PA. The focus of the hearing is to provide members with a detailed overview of blight in the Commonwealth and to discuss relevant topics such as redevelopment issues and code enforcement. She invited everyone to attend the hearings and show their support.

### **Adjournment**

Vice President Lawson made a motion to adjourn the meeting at 10:30 pm; Mrs. Hunt seconded the motion. Motion passed 6-0.