

MINUTES  
CITY COUNCIL MEETING  
Council Chambers, 1 City Hall Place, Coatesville, PA  
August 22, 2016

**Public Hearing**

Public Hearing Ordinance amending the Code of the City of Coatesville, Chapter 224, entitled “Zoning.”

Mr. Carnes opened the public hearing on an Ordinance an Ordinance amending the Code of the City of Coatesville, Chapter 224, entitled “Zoning,” as amended, by amending the City of Coatesville zoning map to rezone Chester County Tax Parcel No’s. 16-3-3, 16-3-4, and 16-3-5 from C-3 Highway Commercial District to L-1 Light Industry District; amending Section 224-19 entitled “Light Industry (I-1) District,” to add a new subsection D(3) to permit an increase in lot coverage by conditional use; and amending section 224-19 to add a new subsection G to permit reduction in off street parking required by conditional at 7:40 pm.

A court stenographer was present for the recording.

President Lavender-Norris closed the public hearing at 7:50 pm.

**Call to Order**

President Lavender-Norris called the meeting to order at 7:50 pm and welcomed everyone to the meeting. Council members present were President Linda Lavender-Norris, Vice President Marie Lawson Mssrs, Edward Simpson, 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, Police Chief John Laufer and recording secretary Ruthann Mowday.

President Lavender-Norris announced an Executive Session was held on August 22, 2016 to discuss personnel and legal matters.

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

**Approval of Minutes:**

Vice President Lawson made a motion to approve the August 8, 2016 meeting minutes; Mr. Simpson seconded the motion. Motion passed 4-0. Mrs. Jones and Mrs. Green abstained from the vote.

**Accounts Payables**

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

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

Vice President Lawson made a motion to delete Action Items 3 and 4 and add 9) Vision Partnership and discussion item 1) vendors at parks; Mrs. Hunt seconded the motion. Motion passed 6-0.

**Presentations**

1. Natural Land Trust – Molly Morrison

Ms. Morrison explained the first step in understanding park and recreation needs is to listen and understand the community. A process referred to as a “needs assessment” the findings from the assessment define the extent of the parks, recreation, and open space needs that exist in the City

of Coatesville and the assets available in the community, both in the public and private sectors, top address those needs.

Natural Lands Trust and Toole Recreation Planning conducted the needs assessment with a planning team that included landscape architects, community and recreation planners, and cartographers with expertise in both planning and implementation. The work was guided by a Study Committee consisting of residents and Community leaders. The six month process included: 1) gauging public opinion; 2) Assessing Current Facilities; 3) researching Community Assets available to support Parks, recreation and Open Space.

The recommendations are build capacity; build community; and build and maintain facilities. Establish parks, Recreation and Conservation Advisory Committee to support and inform the City; Park safety ambassador; assist in aligning volunteers and providers with the City priorities through the advisory committee; hold safety summit; host a recreation program summit; leverage storm water management funding to restore parks and public streetscapes; leverage building of the new playground in Patton/West End park to create ongoing volunteer engagement; Enhance communications; programs and events coordination; Assess vacant land; support expansion of the Chester Valley Trail; Carry out KABOOM” playground project; select Palmer Park as a pilot project; pools; align efforts for maximum funding opportunities by completing park master plans.

2. Coatesville Grand Prix – Grand Prix Committee – Michael Trio, Bill O’Connell, Dick Miles and Mary Kay Owen

This inaugural and invitational event hosted by the city of Coatesville will feature approximately 50 vintage autos and motorcycles dating back from the early 1900’s through the 1960s. The race from 9am to 4pm will follow a 2.2 mile course along Lincoln Highway encompassing the heart of the city and its neighborhoods. These stunning and historical vehicles may be previewed along the “Pit Row” which will be comprised of two city blocks (100-300 blocks of Lincoln Highway).— Open 9AM to 4:30PM. The Final Trophy ceremonies will be held at Gateway Park located at First Avenue and Lincoln Highway. There will also be a Vendor Village at Gateway Park featuring auto and industrial memorabilia. Open 10AM to 4:30PM. Bands, food trucks, wine tasting and feature entertainment such as Coatesville High School Jr. ROTC Band and Silver Sound Disc Jockeys are among other special surprise guests to be announced Grand Prix Day. Admission is FREE.

Event Sponsors include Trophy Sponsor Brian Hoskins Ford, West Chester AUDI, RDS Maserati, McLaren and Porsche, Pennoni, Brandywine Health Foundation, Cedarville Engineering, Victory Brewing and other distinguished businesses who are supporting motor sports on Coatesville’s Lincoln Highway: America’s First Historic Super-Highway.

Proceeds from the Grand Prix will benefit the City of Coatesville’s Park and Recreation Improvement Fund.

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

There were no citizens’ hearings on regular action items only.

Mr. Simpson made a motion to closed citizens’ hearings on regular action items only; Mrs. Hunt seconded the motion. Motion passed 6-0.

**Regular Action Items**

1. Receive and consider Natural Lands Trust Open Space needs assessment  
Vice President Lawson made a motion to approve the Natural Lands trust Open Space needs assessment; Mrs. Hunt seconded the motion. Motion passed 6-0.
2. Receive and consider Second Reading and Adoption an Ordinance amending the Code of the City of Coatesville, Chapter 224, entitled "Zoning," as amended, by amending the City of Coatesville zoning map to rezone Chester County Tax Parcel No's. 16-3-3, 16-3-4, and 16-3-5 from C-3 Highway Commercial District to L-1 Light Industry District; amending Section 224-19 entitled "Light Industry (l-1) District," to add a new subsection D(3) to permit an increase in lot coverage by conditional use; and amending section 224-19 to add a new subsection G to permit reduction in off street parking required by conditional  
Mrs. Hun made a motion to approve second reading and adoption an ordinance amending the Code of the City of Coatesville, Chapter 224, entitled "Zoning," as amended, by amending the City of Coatesville zoning map to rezone Chester County Tax Parcel No's. 16-3-3, 16-3-4, and 16-3-5 from C-3 Highway Commercial District to L-1 Light Industry District; amending Section 224-19 entitled "Light Industry (l-1) District," to add a new subsection D(3) to permit an increase in lot coverage by conditional use; and amending section 224-19 to add a new subsection G to permit reduction in off street parking required by conditional; Mrs. Green seconded the motion. Motion passed 6-0.
3. ~~Receive and consider First Reading an Ordinance authorizing the condemnation by eminent domain to acquire a portion of certain property identified as UPI#16-5-140 in fee simple to enable the widening of the right of way for certain road improvements along the East Lincoln Highway, all within the City of Coatesville~~
4. ~~Receive and consider First Reading an Ordinance authorizing the condemnation by eminent domain to acquire a portion of certain property identified as UPI#16-5-140 in fee simple for use as a public parking garage within the City of Coatesville~~
5. Receive and consider Grand Prix Resolution  
President Lavender-Norris read the Resolution for the Coatesville Grand Prix.  
  
Vice President Lawson made a motion to approve the Resolution for the Coatesville Grand Prix; Mrs. Hunt seconded the motion. Motion passed 6-0.
6. Receive and consider Campbell, Durrant, Beatty, Palombo & Miller, P.C.  
Mrs. Hunt made a motion to approve Campbell, Durrant, Beatty, Palombo & Miller, P.C; Vice President Lawson seconded the motion. Motion passed 6-0.
7. Receive and accept letter of resignation from John Marcarelli, Finance Director  
Mr. Trio announced Mr. Marcarelli began in 2011 and his last day was August 12, 2016.  
  
Vice President Lawson made a motion to accept the letter of resignation from John Marcarelli, Finance Director; Mrs. Green seconded the motion. Motion passed 6-0.
8. Receive and consider Merves, Amon and Barsz, LLC  
Mr. Trio explained the company is to provide temporary financial services until a Finance Director is hired. They are experienced in the budget process. The cost will be neutral to John Marcarelli's salary.

Vice President Lawson made a motion to approve Merves Amon and Barsz, LLC for the Finance Department; Mrs. Hunt seconded the motion. Motion passed 6-0.

9. Receive and consider Vison Partnership

Vice President Lawson made a motion to approve the Vision Partnership Program; Mrs. Hunt seconded the motion. Motion passed 6-0.

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

**Discussion Item**

1. Vendors at parks

Vice President Lawson explained the City parks are being utilized by vendors. The vendors are not getting the proper permits required. Permits are required from the Health Department and the City for the sale of food. Seth from the Chester County Health Department has offered to come out. The City needs to look into pulling their permits if not following the Codes. Council asked if there is an approved list of vendors in the City.

**Solicitors Report**

Mr. Carnes announced that he:

- Assisted with Kaboom! Inc. park project for the West End Park with insurance certificate.
- Follow-up on ACR Machine proposed Ordinance converting 3 lots from the C-3 Zoning District into Light Industry L-1 District and establishing a conditional use procedures to address increases on lot coverage reduction in off-street parking and other items.
- Worked with DEPG regarding its project on Lincoln Highway in the City and reviewed a revised Memorandum of Understanding supplied by DEPG at the last meeting.
- Worked on various matter involving litigation and enforcement and has assisted the City on its interpretation of codes, rules and regulations.

**City Manager's Report**

Mr. Trio provided a reported earlier on the Coatesville Grand Prix.

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

Monique Nixon

Ms. Nixon stated the people on her street do not want to own the street. They wish to donate it to the City. It is the only street paid for by the HOA. Council explained the owners need to speak to the HOA. As per the agreement with the developer, the road were not to be dedicated.

Paul Evans

Mr. Evans thanked Public Works for the West End park. He thanked the Chief for the cameras in West End. He complimented Council, staff and Johnson Controls for the Led lights. It makes the City brighter and safer. He thanked the Police Department for the speed device. He inquired about the status of the CDBG Grant. Mr. Trio explained the City will not know until December.

Fran Scamuffa

Ms. Scamuffa stated she is totally in love with the Riverwalk. It has been well maintained. She asked for the rocks around the gazebos to be covered. Chief Laufer explained the Public Works Department is looking into a remedy. She suggested everyone take their rime and take a walk on the Riverwalk.

Marcella Jackson

Ms. Jackson inquired about the handicap signs in her neighborhood. There is a serious problem with them. She has no parking because the yellow lines have been made longer and she can't park between the handicap signs and the lines. Chief announced he will talk to public works and review the situation.

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**

There were no special events at this time.

### **Council Comments**

Mrs. Green thanked everyone for attending the meeting.

Mrs. Jones thanked everyone for attending the meeting. It has been a very busy, most exciting informational meeting. She quoted "Just be sure that the choices you make today, are the choices you can live with tomorrow. In other words, make responsible choices with positive outcomes."

Mr. Simpson thanked everyone for attending the meeting. He stated the LED lights have been done many years ago.

Mrs. Hunt thanked everyone for attending the meeting. There are a lot of exciting things going on in the City.

Vice President Lawson thanked everyone for attending the meeting. She announced 1400 book bags were given out full of supplies. Over 13 organizations were involved and 110 volunteers helped out with the event. She thanked everyone for their donations and Coatesville School District for the use of the field. She wished all the youngsters a great first day of school. Kaboom held a design day where parents and kids get to help design the new park in West End. Kaboom will select three designs to choose from. The current playground is very old and need of new equipment. We appreciate all who volunteer.

President Lavender-Norris thanked everyone for attending the meeting. She announced back during a "Save Scott School Campaign" The auditorium and gym were made available to the City for use. She asked Mr. Carnes to look into the agreement. The City should utilize those venues for positive youth activities such as plays, concerts, fashion shows, etc... Wonderful events have occurred whether permitted or not properly permitted. At the end of the day, children loved it. She thanked Pastor Jones for all the forums. Good night and God Bless!

### **Adjournment**

Mrs. Jones made a motion to adjourn the meeting at 9:55 pm; Vice President Lawson seconded the motion. Motion passed 6-0.