

**MEETING MINUTES  
BOROUGH OF SOUTH COATESVILLE  
NOVEMBER 25, 2025**

The South Coatesville Borough Council met on November 25, 2025, 7:00pm, at Borough Hall, 136 Modena Road, South Coatesville, PA. Members present: President Wright, Vice President Watson, Councilor Jones, Washington, Floyd, and Eveland. Council Bond was not in attendance. Mayor Long called into the meeting via electronic device.

Also in attendance were Manager Plaughter and Land Development Solicitor Max O'Keefe.

**Call to Order**

Council President Wright called the meeting to order at 7:11pm and announced that Council met in executive session this evening at 6:00pm to discuss personnel and legal matters.

**Citizens to be Heard – Agenda Items**

None

**Approval of Council Meeting Minutes**

October 28, 2025, Council meeting minutes. Motion to approve by Councilor Floyd, second by Councilor Eveland. Motion carried unanimously.

**Motion to amend the agenda. Motion to approve the agenda**

Councilor Jones made a motion to amend tonight's agenda to include consideration of a resolution to approve ACH payments for certain bills, second by Councilor Floyd. Motion carried unanimously. Motion to approve the agenda by Councilor Floyd, second by Councilor Washington. Motion carried unanimously.

**Old Business**

**Approval of Certain Auto-Pay Bills**

Councilor Floyd made a motion to approve Resolution 2024-04 for the pre-payment of listed vendor bills. Second by Councilor Washington. Motion carried unanimously.

**Woodward Road Project**

Manager Plaughter reported that the project is near completion with guardrail and foliage clean-up still to do. Borough Council consensus was to use the Woodward Road grant balance towards the required grant match for the Youngsburg Road stormwater improvement project.

**Sink Hole – 1199 Youngsburg Road**

Manager Plaughter reported that Cleveland Cliffs completed repairs to the sink hold at the Taylor property located at 1199 Youngsburg Road.

Crosswalk – Bernardtown Baptist Church

Manager Plaughter reported that we are waiting on PENNDOT to approve the crosswalk design. Once we receive the approved design, our contractor will be able to provide pricing that will be provided to Council for their review and approval to proceed. Councilor Washington was concerned about ongoing construction work taking place on Youngsburg Road and that it may interfere with the stormwater grant project.

Bids – Trash Collection Contract

Manager Plaughter reported that the bid packet is out for advertising and sealed bids are due into the Borough and will be opened on December 4, 2025.

Borough Council Compensation

Borough Council at their October 28, 2025, meeting, approved a motion to advertise with intent to adopt an ordinance to be in compliance with the PA Borough Code, Title 8, (amended) to provide for an increase in compensation levels. In Boroughs with a population of less than 5,000, the amendment increases compensation levels from the current \$1,875 to \$3,145 annually. Ordinance approval will be listed on the December 18, 2025, meeting agenda.

**New Business**

Summit Village – Phase II Revised Plan and Associated Waiver

Developer is requesting approval of the submitted Phase II Revised Plan and a waiver to the number of dwelling units permitted in a cul-de-sac street. Solicitor O’Keefe was present for the Borough and Attorney Debra Shulski for the developer. Following discussion on the number of units in the cul-de-sac street, tot lot construction, increased traffic on Birch Street, and sidewalks on Upper Gap Road, Councilor Floyd made a motion to approve Resolution 2025-02, seconded by Councilor Eveland with the understanding that the developer would construct the tot lot as designed in the original approved plans, and would not be required to build sidewalks along Upper Golf Road per the original approved plans. Motion passed unanimously.

Octorara School District – Stormwater Management Plan Waiver Request

The Octorara School District seeks to install a new modular building that would contain three classrooms, an office, and two restrooms on the site of the Chester County Public Safety Training Center at 137 Modena Road. Solicitor O’Keefe was present for the Borough and Mark Peticca for the Octorara School District. Following discussion on the waiver request, Councilor Floyd made a motion to approve Resolution 2025-01, seconded by Councilor Eveland. Motion passed 5-1, with Councilor Washington voting in opposition.

State Aid – Liquid Fuels

Manager Plaughner reported on the status on the Salt Shed Repairs and Road Salt Order. Following discussion, Councilor Floyd made a motion to pay for these items from the State Aid-Liquid Fuels account. Second by Councilor Eveland. Motion carried unanimously.

Volunteer Fire Relief Association – State Aid

2025 State Aid of \$9,938.11 was received by the Borough from the PA Auditor General's Office. Payment was made to the Modena Fireman's Relief. Motion to ratify payment by Vice President Watson, second by Councilor Floyd. Motion carried unanimously.

Municipal Pension – State Aid

2025 State Aid to the police pension was \$29,409.00, and \$13,181.08 to the non-uniform pension, were received by the Borough from the PA Auditor General's Office. Payment was made to the PSAB-MRT retirement accounts. Motion to ratify the payment was made by Vice President Watson, second by Councilor Washington. Motion carried unanimously.

American Water – Winter Moratorium 2025-2026

Following discussion, Borough Council agreed to follow the Public Utility Commission's winter moratorium for water service, and not to disconnect service for non-payment of sewer bills for the dates of December 1, 2025, to March 31, 2026. Informational only, no Council action required.

Redevelopment Assistance Capital Program (RCAP)

State Grant program that funds major economic, cultural, civic, and historical projects with a regional impact. The program requires a 50% match. Senator Comitta's Office has enrolled South Coatesville in the program, should a future project develop. Informational only, no Council action required.

Real Estate Tax Collection for 2026

Resolution 2025-03 authorizes the Chester County Treasurer's Office to collect South Coatesville Borough's Real Estate Taxes commencing January 1, 2026, through the end of the year. Motion to approve Councilor Eveland, second by Councilor Washington. Motion passed 5-1, with Vice President Watson abstaining due to a conflict of interest with her employment at the Chester County Treasurer's Office.

2026 Staffing Levels – Borough Hall

Borough Council reviewed staffing levels with the proposed 2026 budget. Vice President Watson made a motion to reduce the fulltime Administrative Assistant position to part-time, 25 hours per week, beginning January 1, 2026. Second by Councilor Eveland. The motion carried unanimously.

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### 2026 Proposed Budget

Finance Committee presented the 2026 Proposed Budget. After discussion, Councilor Floyd made a motion to advertise with the intent to adopt the proposed 2026 budget. Second by Councilor Washington. Motion carried unanimously.

### **Pay Bills**

President Wright reported that the Finance Committee has reviewed the bills list for payment and recommends approval. Motion to approve payment by Councilor Washington, second by Councilor Eveland. Motion carried unanimously.

### **Reports**

#### Finance Committee

Included in meeting packet

#### Police Department

Included in meeting packet

#### Public Works

Included in meeting packet

#### Parks and Recreation

Nothing to report

#### Wastewater Treatment Plant

Included in meeting packet

#### Modena Fire Company

Included in meeting packet

#### Planning Commission

Nothing to report

### **Citizen Comments**

Several residents from Southview attended the meeting and expressed concerns about communication from Borough Council about the outstanding improvements the developer has not complied with. President Wright advised the residents that the Borough has denied a recent request by the developer for an escrow release, and that Council will be consulting with our Solicitor on the next appropriate legal steps.

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Mrs. Doreen Taylor expressed concern about vacant properties on Birch, Wood, and Beech Streets, and that code enforcement should conduct inspections. Trash also needs to be regularly cleaned up. Mrs. Taylor also described vehicle parking on Wood Street and the difficulty getting a fire truck through the street in an emergency.

**Council Closing Comments**

Mayor Long recommended we should check with other municipalities and see what they do with their developers.

Councilor Washington advised that Public Works was doing an excellent job with leaf collection and fall clean-up. Further, Borough Council should stay on developers to complete projects according to approved plans.

Councilor Jones advised he was concerned about discussions tonight and that the Borough has been trying to work on Southview for years and will continue to do so. All of South Coatesville residents should be heard. Further, our Solicitor should represent the Borough and not developers.

President Wright mentioned that Borough Council is doing things differently than in the past. We just had a meeting with our Code Enforcement contractor about being more proactive in patrolling the Borough. Further, he wished everyone a Happy Thanksgiving.

Councilor Floyd advised that he is also a resident of Southview and that Borough Council is doing all we can legally do. Residents who have codes issues should make a complaint so that Borough staff can have codes investigate. Further, he wished everyone a Happy Thanksgiving.

Councilor Eveland thanked the residents for coming out to tonight's meeting and keeping Borough Council updated on areas of Southview that still need attention.

**Motion to Adjourn**

Motion to Adjourn by Councilor Jones, second by Councilor Floyd. Motion carried unanimously at 9:09pm.

Respectfully submitted,



Steven J. Plaughner  
Borough Manager