



Minutes  
City of Coatesville  
Regular Meeting – COVID 19-2020 – via ZOOM and YOU TUBE  
Monday January 25, 2021

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Council Present: President Lavender-Norris; Vice President Carmen Green, Mrs. C. Arvilla Hunt,, Ms. Khadijah Al Amin, Council Person Nydea Graves, Councilman Donald Folks, Councilman Edward Simpson

Council Absent:

Staff Present James Logan, City Manager; Anthony Verwey, Solicitor; Chief Jack Laufer, Police Department; Richard Troutman, Finance Director

President Lavender-Norris announced Council held and Executive Session earlier to discuss personal real estate legal matters.

President Lavender-Norris announced Mr. Simpson would not be in attendance and Mrs. Hunt will be attending the meeting shortly.

### Approved Minutes

Ms. Al Amin made a motion to approve the January 11, 2021 meeting minutes; Mr. Folks seconded the motion. Motion passed 5-0.

### Approval of Accounts Payables

Vice President Green made a motion to approve the Accounts Payables; Ms. Al Amin seconded the motion. Motion passed 5-0.

### Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to add Action Item 5) acceptance of the RACP letter; Ms. Al Amin seconded the motion. Motion passed 6-0.

### Presentations

1. Sue Springsteen - KIZ Announcement

Ms. Springsteen announced we had some fabulous news and it's on the front page of the daily local news today. And it's at the end of last week. 190 West Lincoln highway was designated the Coatesville First Keystone Innovative Zone. This has a lot of benefits for the companies that will be located there, but it also has a lot of benefits to the City. I just thought it might be interesting for me to come in and, and give you just a brief presentation of how it all came to be and what that actually means for the City. Because that way, when you get questions from people you'll know the answers.

I'm already starting to forget what the original building looked used to look like. The idea was to make this into a new headquarters for nth solutions, H2O connected. A couple of the companies that we've incubated and then have a small manufacturing footprint there. So, we went about renovating the, historic building first and trying to preserve a lot of the historic features. It became very clear to us that we were going to outgrow this building before we even moved in, so we decided to go ahead with phase two and build the companion new building adjacent. We went through land development approval and you helped us get there in record time and began building this out. As we were building this out, we really were able to realize our dream of having an inclusive concept or revenue innovation center that, and that could really take our businesses that we incubate and also independent businesses that

just want to locate in Coatesville. We could help support their pathway from early stage startup all the way through to developing their product and supporting them through their early revenue process. The new building enabled us to have a second floor, that could accommodate independent businesses that wanted to move into the City that may or may not have anything to do with nth solutions. These are the companies that committed to coming to Coatesville, they're related to us. Most of them, H2O connected started us on this journey because, it was that QOZ business that brought me to look at Coatesville and then everyone, and our partner companies with solutions. They all are on board to coming. And then we have, since then we are helping a Coatesville resident with a great idea of build out his company and he'll be located there. We have multiple properties, multiple tech companies under one roof, we thought, let's see if we can get a Keystone Innovative Zone Designation. This would provide just another reason for tech companies, biotech early stage companies to locate here in Coatesville. The Keystone Innovative Zone, in case you're not familiar with, it is something that is run through the Department of Economic and Community Development (DECD). They provide \$15 million in state tax credits every year that are given to companies located in Keystone Innovative Zones (KIZ) that meet certain criteria. So there are 28 geographic locations in Pennsylvania, and these are really regions. They're not census tracts or tax parcels they're regions. The purpose of this program is to really provide it's a way of getting capital to early stage companies that have the ability to grow and create jobs in Pennsylvania.

For college graduates or for people who are already here and want to stay here. This idea is how do you attract technology, biotech, diversified manufacturing, and other industries to stay, to come to Pennsylvania, stay in Pennsylvania and tax credits are certainly a way to do that. What they offer is for a company well, for a company that's less than eight years old, they will offer a 50% tax credit based on your year over year revenue growth. So, for instance, if H2O connected this year makes 50 sales, \$50,000 worth of legal orders, and then in 2022 sells \$150,000 worth of legal orders. Then I can take that hundred thousand dollars increase in my revenue and apply to get a \$50,000 tax credit state tax credit, because on the KIZ business lesson, eight years old, and I'm a tech company and I meet some of the other criteria. So, they do have periodic expansion through the program. I started talking to DECD about being my advocate and helping us get through the process to see if we could get a 190 West designated as a Keystone Innovative Zone. So that companies that will benefit from this are for-profit businesses, less than eight years old, they have to be in a KIZ geographic boundary, which as of January 8th, 190 West Lincoln highway is a KIZ geographic boundary. They have to be a growth business where you can see where they could provide, they're going to scale.

They're going to provide growing number of jobs. They really look for industries, technology, biotech, somebody who has a unique proprietary technology, certain types of manufacturing. There is an industry qualification as well, so there are numerous benefits to Coatesville. I mean, obviously it benefits the companies, it benefits their investors, but because of those benefits, it attracts those businesses to Coatesville. And, you know, it creates jobs within Coatesville. It helps support the other businesses that are going to pop up within Coatesville, like your restaurants and the different support businesses that will grow that are on the horizon for Coatesville. It complements the qualified Opportunity Zone (OZ) Initiative really well because the OZ initiative tends to have its biggest benefits. In the long-term horizon. So, for instance, H2O connected is a qualified Opportunity Zone business. There are tax benefits to the investors in the short run, through tax deferral and things like

that. But the really big benefit is when the company is sold years down the road. The big benefit is more long-term with the KIZ designation, it provides some really early stage benefits to the investors. I believe that the nth innovation center is the only innovation center in the region that has both OZ and KIZ designation. So that's a big deal. It creates an innovation hub within Coatesville, you know, tech entrepreneurs. We're kind of a strange breed. We all love to kind of collaborate together and sort of be around each other, sort of like a bee's nest, because there's a lot of high energy. It helps create an innovation hub here in Coatesville. It also compliments the branding that James has been doing and Sonny's been doing and really getting the Coatesville name out into the marketplace as really the high energy next place debate. This really supports that Coatesville rising brand that we're all really trying hard to get out into the mainstream. The other thing that's really interesting here is that the approval process, when you apply for a KIZ designation, typically takes three to six months and DECD. DCED approved this in 10 days. Coatesville is on the radar screen of the Commonwealth of Pennsylvania and the, and the Commonwealth really believes in this City, or they would never have, have approved that this fast. It's really, really exciting to get that kind of approval that quickly. So, these are the companies going into the nth innovation center that already qualify as KIZ eligible. We really hope it's going to expand the manufacturing and Coatesville, and so there, again, it will be able to expand the number of jobs that we can create down at that corner. These jobs are these jobs range from entry level, and they train up through the skill and income stream so that it really helps people grow their careers. It also helps us expand our high school internship program, because the more companies you have, the more diversification you have in a building, the more opportunities there are for our high school interns. We have had quite a few conversations with the Coatesville Area School District, we're in the process of formalizing that relationship. We are really looking forward to expanding our high school internship and a real formal level with the school district. We think that'll be a win-win for all of us, right. And, um, I really can't end it without thanking everyone. Um, you know, it's been a big, it's a big project. We would never have gotten here, and we would never have gotten here this fast, if it wasn't for your help, everybody's help and support and introducing us to who we needed to know and telling us what we needed to know and helping us move forward quickly and encouraging us. And so now, in addition to the City, and we have the economic development council in the state now is sort of unofficial partners. We really are excited. We just think that there's a lot more that's going to happen. And we're just so thrilled to have been welcomed into community by you and everyone else. Thank you.

### **Discussion Items**

1. Meeting Minutes

There was no discussion on meeting minutes at this time.

2. Parks and Hoops

Mr. Logan explained that he and Mr. Houston attended a Municipal Managers meeting about a week ago via zoom. And the discussion came up in terms of what Park and what Municipalities and Townships are going to be doing in 2021. And as an ongoing discussion, we still are kind of in COVID, coming out of COVID, then we have vaccines, on their way. But there still was the big question of what are we going to do in our cities in terms of events? Most of the municipalities that I asked in terms of the basketball courts and activities in their parks, most of them have their hoops up, allowing the kids to get out. The kids are out playing. I mean, they need an outlet. I just wanted to bring it to our council tonight for a brief discussion on what our next step is going to be in terms of our Parks opening. The kids are,

if they're not here playing basketball, they're going to other communities to play. We do have the guidelines up in our parts, we have signs that say, wash your hands, use hand sanitizers. My recommendation tonight would be for you all to consider, allowing us to put up our basketball courts and allowing our young people to get out, stretch their legs and enjoy the sport that they love, where they have to wear a mask. We do have a Declaration in place for masks.

Council Person Graves stated people have contacted me a lot in regards to the hoops, not being up and just feeling like, people really want to get out and play basketball, be COVID responsible. I think one thing that would be helpful, and I'm not sure we might have to run this by Parks and Recreation, but maybe have put a place to use hand sanitizer at all of our Parks, just like a hand sanitizer dispenser that we refill to make sure that folks can keep their hands clean and stay safe while engaging in basketball.

Mr. Logan explained that would be something we would have to submit to a public works, I guess, because parks and rec is not really a department. They are a commission, they would not have the wherewithal to do that. So that would probably be a public works. This would be a decision that you all would make after our Declaration, if you continue it, of course there are restrictions on the number of people, the size of the groups that can be out.

Ms. Al Amin stated we would also have to look at the cost of the City being available, being able to put the hand sanitizer in the machines, in each of the parks, because that certainly isn't something that was in our original budget. Is there any way Mr. Logan, you can check on the capacity for outside recreation and outside events? I mean, I know what it is right now that our Declaration is in place, for if and when we lift the declaration.

Mr. Logan explained one of the things that we're looking at limit, let me just start with the hand sanitizer. There is pros and cons to the hand sanitizers. I've seen them in some parts and they've been vandalized. I see them in other parts. It's just the sign that says, you know, use your hand sanitizer, wash your hands, things like that. Um, I personally think that, you know, if we put hand sanitizer on all our parts, um, you know, they probably will not get used or, you know, maybe yeah. We run the risk of them being vandalized. So, so that, so the responsibility, just like, you know, when we go outside right now is on, you know, the, the kids. And I think, um, you know, for the most part, if we place the signs out there and let them know that, you know, Hey, you, you need to wash your hands after you, you play basketball. I mean, they have to be responsible as young adults now. The other reason why I wanted to bring this up, cause we also have league sports that are beginning to start up right now. What's unique about the league sports is that those particular teams that are playing now, they are taking it upon themselves to get players tested before they even start their league play.

3. Jazz Festivals

Mr. Logan suggested starting the Jazz Festival back up. As you all know, each year, the City of Coatesville is proud to host the Unity Day celebration and after the celebration, which follows the first Saturday after the 4th of July, we have a series of jazz festivals/sounds of music. We did not have the opportunity last year, obviously to have it, but this year, I would like to put it on the table for you all to consider instead of having it in July, start having in September, and it would be consistent, or I should say it would consist of six to eight, every other week, jazz festivals throughout the City, starting with Abdala Park, moving to Ash

Park and then finishing up at Gateway Park. And the way this would work, in many of you have seen other cities do it, we would have reserved boxes for individuals to attend the Jazz Festival and they would be in those designated areas and we could limit it to the number of people that can be out. These are Friday events. They are about two hours or two and a half hours. They are not long events, and if you have attended our Jazz Series, you know, that it's just great music. People are out sitting in their chairs.

Vice President Green stated she really missed them last year. They were so much fun, just being out there in the Park. I really enjoyed them. Each one, we got better each year, it got better. And to not be able to do it last year, like really made you realize just how the community came out, how involved everybody was in it. Like people were asking about it. It's like, it's COVID, we can't do anything. So I think it would be wonderful. Council person Graves stated that we also have a lot of my local hip hop artists too. And I'm wondering if we can have part of the, part of the jazz festival dedicated to our local hip hop artists. President Lavender-Norris explained that is what we did last time. We, it wasn't, it's called the jazz festival with the generous change. We had a hip hop, we had gospel, we had little bit of everything. Mr. Hunt stated maybe we could keep the name "Sounds of Summer" and drop the jazz part of it. Mr. Logan explained there is a committee that is part of this ad the Unity Day Committee.

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

There were no citizens hearings on regular action items at this time.

Vice President Green made a motion to close citizens hearings on regular action items only; Mr. Folks seconded the motion. Motion passed 6-0.

### **Regular Action Items**

1. Receive and consider a Resolution appointing Steven M. Dobson as the City of Coatesville Fire Chief

Vice President Green made a motion to approve a Resolution appointing Steven M. Dobson as the City of Coatesville Fire Chief; Ms. Al Amin seconded the motion. Motion passed 6-0.

Mr. Logan announced Steve Dobson has been part of the Cultural Fire Family for close to 20 years now. He's very familiar with the City, with the community. He worked under Fire Chief Alderman, he came highly recommended over the last two years to move over to this part-time position as our fire Chief. We had a number of applicants that submitted resumes, Steve's resume and his background came to the top of our list and we feel that he would be a tremendous asset, moving forward, with the plans that we have for a Fire Department on the City of Coatesville.

2. Receive and consider promotions within the Police Department

Chief Laufer announced this January marked his 8<sup>th</sup> anniversary here with the City of Coatesville. I'm just as excited today to come to work as I was eight years ago. And when you listen to the things that are going on in this community, when you look at the presentation by Sue Springsteen talking about the KIZ and the things that are happening at 190 West, it's exciting to be a part of the Coatesville community and provide the Police services, the level of quality of Police services that we strive to provide every day for the City. I've been blessed and certainly the City has for the last eight years to have some continuity in our non-commissioned Officer positions here in the Police department. Now,

last meeting, we talked about the retirement of Sergeant Smith. He is officially retired now. We are starting to see some of these seasoned Officers that have been in these leadership positions in the Police department for the last eight years. They are reaching their 20th year and there's going to be some change in the department. So currently, on the agenda here tonight, we have a promotion and a recommendation for a part-time to full-time and I will go ahead and go through those promotions, if you will, with the retirement of Sergeant Smith, that opens up a position for the rank of Sergeant.

In the beginning of 2020, we had a civil service compliant, promotional exam, both written and oral that established a standing list. So currently, for position of Sergeant, we have, going by the rule of three, we have three eligible candidates to fill that position that was vacated by the retirement of Sergeant Smith. And that would be, number one, Corporal Brendan Boyle, a number two, Corporal Jeffrey Ingemie, and number three, Corporal Paul Antonucci, and it would be my recommendation going on the highest score of Corporal Brendan Boyle. I am recommending him for councils to consider for promotion to Sergeant and replacing Sergeant Smith, then that in turn creates a Corporal position. We currently have two Corporal vacancies. The one was generated back in November with the retirement of Corporal Michael's. We replaced Corporal Michael's Officer position, with a promotion from part-time to full-time of Officer Kimerlee, but we never back-filled the Corporal supervisory position. So, we have two current Corporal vacancies within the department. We have a standing list with two eligible candidates on it. The eligible candidates for promotion from Officer to Corporal are Officer Jared Davis and Officer Christopher McCarthy. And I will be recommending that we promote both of those Officers to Council, from Officer to Corporal, both to fill those vacancies. Then that creates one additional vacancy as an Officer. I would recommend that we promote from part-time to full-time, Officer Felicia DelliGatti, who was a unanimously selected based upon a poll of our supervisors, Sergeants and Lieutenant as a recommendation from our part-time Officer pool as to who the best candidate would be to fill that full-time vacancy. And that was Felicia DelliGatti. So, they would be the promotions that I would recommend here tonight.

Council Person Graves stated there are multiple officers in line for promotion that, just like large community concern about. I think that whether or not the complaints make it to your office, I am for sure here, some of the complaints, especially like, you know, on the street and I just have concern with, the Officers being promoted and our community not even trust them to be Officers in our department. And, now they are eligible for a promotion. And so that's, that's given me a lot of concern.

Chief Laufer explained that he can only make a recommendation, based upon the constraints of the Civil Service process. And currently, we have no Officers that are not eligible for promotion based upon disciplinary record. Vice President Green asked is all of these Officers have taken the additional training, for de-escalation and all of that. Chief Laufer replied, Yes, we had, we had online training that was a per capita for everybody in the department for all ranks, that was completed by these Officers. We also had the supervisory level training, that was conducted over at the training center. Even though several of these Officers weren't promoted yet, we anticipated these vacancies and have our succession planning in place in anticipation of these vacancies. And as an Officer, they were put through that training with the anticipation that they would be promoted to Corporal sometime in the near future. So, we have everybody that is being promoted undergoing two levels of training in implicit bias and bias policing.

Vice President Green asked Chief Laufer, are you satisfied with the positions and the concerns? I know it's unfortunate if there are community concerns and, and no one is filling out or filing a complaint, this is hard to hold someone accountable to something that is not happening from your perspective. I'm quite sure that you're aware of the concerns. Are you satisfied that these Officers, with the training that they received and with their conduct thus far? Are they prepared to be into a poll, the laws of the state and to abide by whatever Police reform or whatever is going to take place that they're prepared to do and to be standup Officers? Because, the problem is no one is, you know, people don't file complaints. So, there is no record of complaint. Council Person Graves stated Yes, however, there is video record, because Officer Davis was in a, in a viral, in a viral video recently in September. Chief Laufer stated to answer your question, Vice President Green, I do have confidence that these selections will serve the City. Well, believe me, we understand, you know, and they understand it. And with a promotion comes great responsibility. We expect a lot of our Corporals and Sergeants, they are and will be held the task or, you know, the decisions that they make in a supervisory role. They will be constantly evaluated for their overall fitness for being a Police Officer with the City of Coatesville and their fitness in a supervisory position. If we were doing this in an in-person meeting they would be present. In the past, we have gone ahead and taken the vote, and then the next council meeting is when we bring them in and actually swear them in, with one of our judges to have them take the Oath of Office for their promotion. I would invite them to be here. Thank you so much. We can set this up to be done virtually for the next meeting.

Vice President Green made a motion to promote Corporate Brendan Boyle to Sergeant; Mrs. Hunt seconded the motion. Motion passed 5-1. Council person Graves was the dissenting vote.

Chief Laufer explained that Sergeant Boyle has been with the department in the last two years, in anticipation succession planning and anticipation of this vacancy has stepped up to the plate and has been trained by Sergeant Smith, so that we have as seamless of a transition as it can be. Sergeant Smith will be hard to replace. He will have some big shoes to fill, but I'm confident that he has been well-trained and the newly promoted Sergeant will be able to carry on a lot of the duties that Sergeant Smith, we took for granted, that he was able to do for us and for the City as well. So, we're excited about the new Sergeant.

Chief Laufer explained the there are two positions and that would exhaust our civil service list. We only have two eligible for promotion off of our list right now. So that will exhaust that list. So, we would be promoting Officer Jared Davis and Officer Christopher McCarthy.

Vice President Green made a motion to promote Officer Jared Davis to Corporal; Mr. Folks seconded the motion. Motion passed 4-2. Ms. Al Amin and Council person Graves were the dissenting votes.

Mr. Folks made a motion to promote Officer Christopher McCarthy to Corporal; Vice President Green seconded the motion. Motion passed 5-1. Council person Graves was the dissenting vote.

Chief Laufer stated our last a matter to be considered for promotion would be part-time Officer Felicia DelliGatti to be promoted from a part-time Officer to full-time Officer. She

has been with the department since November of 2091 and has served us very well and was the unanimous pick by her supervisors as a recommendation to fill this position. So, we would nominate Alicia Officer Felicia DelliGatti to be promoted from part-time to full-time.

Council Person Graves asked if Officer DelliGatti is the only woman in the Department. Chief Laufer explained that we have two new female Officers that just started, one is in training and the other is just completing her final stages with psychological and physical. We will have three here, two in training, and then one that has been with Officer DellaGatti since November. There will be the two of our full-time office or female full-time Officers.

Council person Graves asked if Officer DellaGatti is the Officer that was involved in the arrest that happened over the weekend, that was on videotape and went viral. I just have some concerns. Also, if I as a Muslim woman was arrested and for like the duration of her arrest, her hijab was on the ground, which was extremely concerning to me as a person who wears hijab. I can't imagine my hijab in anywhere, but my head, and so that was extremely concerning in the way that that was handled, because if my hijab had fallen off during an arrest, I would want it to immediately, be placed back onto my head to make sure I'm fulfilling my religious duty.

Vice President Green made a motion to appoint Part Time Officer Felicia DelliGatti to Full Time Officer; Mrs. Hunt seconded the motion. Motion passed 4-2. Ms. Al Amin and Council person Graves were the dissenting votes.

Chief Laufer thanked Council for their continued support of the Police department and of me as Chief. I can't tell you what it means to have the support of Council and believe in me. I work hard every day to make the Officer's uphold their oath and that they're held accountable for the decisions that they make out on the street. We are all not perfect. We all make mistakes. There's a difference between mistakes of the heart and mistakes of the head. We strive to hold our Officers accountable and make sure that they're making the best decision that they can for the community and for the City. And we will continue to strive to hold them to that standard with our newly promoted Sergeant and with our newly promoted Officers. So, thank you Council.

3. Receive and consider a Resolution designating Emergency Response Service Providers of the City of Coatesville

Mr. Logan explained the Resolution for the City of Coatesville Chester County, designation, emergency response service providers for the City of Coatesville. Normally the Fire Chief, is the one that's designated to basically provide the emergency service plans for the City of Coatesville. Now that we have recently appointed Chief Steve Dobson, to the position, he will be listed as our department of emergency service coordinator and lead person.

Ms. Al Amin made a motion to approve Resolution designating Emergency Response Service Providers of the City of Coatesville; Mr. Folks seconded the motion. Motion passed 6-0.

4. Receive and consider RACP Letter from the City

Mr. Logan announced the City of also received a grant in the amount of \$1 million, that will be used to for the construction of our train station garage project. Um, there are many people

involved in this particular, um, initiative. Uh, we have a state representative Williams that was involved. Uh, we had our County commissioners that were involved, a Senator, uh, committal that has been involved, um, a number of stakeholders and partners as well as council members, um, have been advocating for the development of this train station. So I, we recently received a letter. This is the state formality for council members to accept that, uh, as a point of record. And, um, and again, congratulations to you all into the City of Coatesville.

Mrs. Hunt made a motion to approve the acceptance of the RACP letter; Ms. Al Amin seconded the motion. Motion passed 6-0.

Ms. Al Amin made a motion to close action items; Mrs. Hunt seconded the motion. Motion passed 6-0.

## Reports

### 1. Solicitor

Mr. Verwey announced he worked on my matters related to the appointment of the City's new fire Chief; worked on issues related to holding a hearing on an economic development, liquor license, which we held in February; and provided general legal guidance and counsel to City administration for the past two weeks.

### 2. City Manager

Mr. Logan announced he has a brief report this evening, more of just an update. Then we will have our first report from our assistant City manager. To start it off, I just want to give you all an update on a 30 and 82 realignment. And that's at the intersection at First and Lincoln Highway. The construction is scheduled to resume in the spring or first opportunity of good weather. The completion date is scheduled for September, 2021. Ae are looking forward to having that realignment completed, that will complement the boxing work that's currently being done on 82. We are just looking forward to, kind of a new road into the City of Coatesville. Construction bids, for the new train station, as I just mentioned in terms of the RAC big grant that's going toward our transportation garage, but the bits for the train station itself are projected to go out next month, uh, in the cut, uh, construction is set to begin, uh, this year, uh, we're looking at two to three years for completion probably more three years.

I just want to thank the City Council, PennDOT and Amtrak, and the Coatesville construction team for all the work that they've been doing over the many years to maintain the momentum to complete this project. The plans for 480 car garages, as I mentioned, that's where the RACP money is going to help with the capital stack. Right now, it the garage is targeted at 480 cars. We are looking at, all of the possibilities of updating that because of COVID, a lot of industries are, are kind of reorganizing terms of how their employees are going to be working either from home or in the office. That of course is going to impact commuter and ridership. We are going to be really at the garage study out to make sure that we have enough spaces in the garage moving forward. My hats off to the Coatesville Redevelopment Authority for all the hard work they've been putting in, Sonia Huntzinger, also has been putting countless hours in locating companies to do a parking study for us, as well as the management study. We are very excited that we have the right team in place to move this project. On another front, Third Avenue, How many are you familiar with the Coatesville Historic Train Station? The one that we still have, and it is still operational, recently a bit

went out for the train station exterior. Many of you know that the Train Station has been there for years. The City of Coatesville is responsible for the landscape and some of the repair work. We were awarded a grant by the County to do some exterior work on it, to compliment as well. Some of the work that was done by HBO when they came out to film the movie, *Mayre of Easttown*, we are just going to finish up the work that's required to restore the building, as much as we can to give it a nice pristine look. All bids are submitted, let's see, by the end of this month at 11:00 AM, is going to be the deadline for submissions. So we're very excited about that. Just kind of a segway into *The Mayre of Easttown*, the HBO of short series that was filmed here, we did receive a letter and a counselor wasn't I don't know. Did you get a copy of that letter in your packet? I Mr. Logan read the letter.

We are working with TMACC, County Commissioners, URBN Outfitters to move forward with a wonderful job initiative. I am very excited we have this opportunity to work with URBN Outfitters. A big, thanks goes out to Minnie McNeil and the East End Community partners and the many other volunteers, in making this year's MLK day of service on January 18th, a huge success. Many volunteers in this community just outdid themselves. They participated in a zoom round table discussion for both our youth and adults. There were care baskets that were delivered throughout the community and just random acts of kindness. So, thank you, Mrs. McNeil, if you're listening, you are a truly, truly wonderful, treasure in this community. We thank you for all the hard work you put in and all of the volunteers and churches that also came together to put together such a wonderful MLK day of service. The last thing I have is, and I think chip is also going to comment on this is Coatesville has a new testing site. It is the Brandywine Valley Active Aging, most of you know that as the senior center, right on the corner here, this is their Coatesville campus. They are taking testing reservations, I should say by appointment only. And the testing or those tests can be done between the hours of 9:30 and 2:30. Once again, you do have to register and you can go onto [chesco.org](http://chesco.org) to schedule a time for your testing. The days that they have available right now are Tuesdays and Wednesdays, but actually that may have changed.

3. Assistant City Manager

Mr. Huston thanked City Council for allowing him to give short report here to expound on what Mr. Logan said about urban Outfitters, and I'm kind of taking his word. He did a lot of work on this leading up to this announcement, is that a beginning in the first week of February, they will see an announcement coming out about a job fair that will link the City of Coatesville and URBN Outfitters and the discussions we've had with them. They are looking for over 200 jobs to be filled. They just cannot fill enough positions in their fulfillment center in Gap. If you know where that is just on the other side of the Valley, the shifts will be the morning shift and evening shift. It is anything from pulling and shipping to customers, but also to unloading tractor trailers and then reloading their distribution facility. This facility is very large, and if you've been out that way, it's quite some square footage and operations inside, so they are looking for a number of jobs and they're focusing on Coatesville as one of the places to go. The partnership with this is URBN Outfitters, obviously as the hiring agent, the OIC career link MCDC, Coatesville School District, and James mentioned the TMACC. The TMACC is offering a bus line specifically for the people who get hired through urban Outfitters. That will start on the East end of the City will come through town at designated locations and take people all the way to gap in time for their shift, 10 to 15 minutes before their shift starts at the end of their shift, there'll be 10 to 15 minutes at the end of the shift. They can get on the bus and come back to Coatesville. So if they don't have transportation availability to get, as far as gap, TMACC, we'll be working with urban Outfitters to fill the

roles that they need to get this distribution center, um, employed to the level. The funding for this is coming from the Commonwealth of Pennsylvania and urban Outfitters and will be run by TMACC. It is a specific bus run.

The Route 82 box beam project has been partially completed. If you drive 82 to get to the bypass or back into town, you will note that all of the concrete from the center berm has been removed as well as the guardrail. So, the only thing between us and the guard rail, what used to be the guard rail now has cones, and it is single lane in and out of the City and will remain that way until the work is completed. I noticed today coming in that PennDOT has removed its pro construction vehicles. I don't know when they're going to pick up on the finishing of the box beam, but I'll try and get some information for you next time. Just be aware that the box beams are gone and then it is only cones keeping you from the center.

The COVID is now available in Chester County. As, Mr. Logan mentioned the former senior center now Brandywine facility right here next to us will be one of those sites in the County. The County has announced that so far, 16,000 doses have been given in the County. Currently, we are listed in phase one and that is the medical staff, funeral staff, EMS providers, coroner medical examiner, long-term care residents, those persons aged 65 and older, and those 16 to 64 with higher risk conditions, cancer, diabetes, other things. And that link I gave you for the COVID-19 vaccine will give you a little bit more detail into what the phases are. We are in phase one, a, a phase one B we'll step down to the next level of folks, and that will be the Police. And then phase one, three we'll drop into more of the municipal workers. And that type of thing in that link is as Mr. Logan mentioned the reservation system that you can go into and check the available dates and times to get yourself signed up, the County is doing no Moderna vaccine, not the Pfizer, but they are doing the moderna. Okay, A COVID update. I mentioned earlier, 19, 820 cases confirmed in the Coatesville, one death from six last two weeks ago to seven today. That is 70, 65 more positive tests. It has slowed down a little bit and that's a good, that's good news. As we continue to wear our masks and do the things we need to do to keep it from spreading.

The last thing I have for you is, two weeks ago, we talked about Palmer park, phase two and phase three will begin this spring. We also have the master planning when Ash park is underway. And the next meeting is actually this Thursday at 1:30 in the afternoon for the task team, the review should be the spring. I want to let you know that if you happen to be coming through town, probably in the same early February time table, but Natural Lands Trust is paying to have a couple of core samples done within the park confines, because there is a water problem in what I call it, the bowl, it's kind of, you've got the high side on both sides and the water gathers in the middle. There is a thought that there's a ground stream that runs underneath. They want to find out where the water table is. So any future planning on the master plan, they want to know if there might be, have to be any remediation or water removal, baffled systems under the ground as they go forward on planning for it. So, if you see some drilling going on in the park, don't worry, it's only going to be for a couple of days and we'll have our guys out there monitoring the work that's going on. So, just one more thing, the weather. Watch public works got out this afternoon and did some pre-salting on some of the tough areas on the Hill. We're not expecting much, but there's a chance of icing overnight. Mr. Scott, and his men had some pre-salting done this afternoon and the, the guys will be ready to go in the morning if they need to come and do some more salting, but it's not a pleasurable event, but it could be a salting event. So I want to let you know that, we're ready for that in the morning if needs and that's my report. So thank you all very much.

Council Person Graves asked if URBN Outfitters hires people with felonies. Mr. Houston explained they have indicated there are background checks to be done, and that will be on a case-by-case basis on, on what exactly the offenses. They have not ruled out the possibility, but they will have a background check for the, for anybody applying. Council Person graves asked if they will do a drug test? Mr. Houston replied yes, they will.

4. Finance Director

Mr. Troutman explained the two pages included in your package. So I'll start with the first comment being 2020 ended without needing to draw down any reserves from the trust fund. It's only positive, largely because of the settlement negotiated by council for the 250,000. So that was positive ending to the year. We are starting in a similarly good fashion and that we have not had to borrow a TAN (Tax Anticipation Note). This will be the second year in a row. We've not had to borrow and pay those fees that would be associated with it. Two positives to end and beginning of the year, the independent audit started and we're making very good progress on that front.

We are off to a good start in 2021 in another way in that three major favorable items, totaling 258,000 have come to us. So, we are starting out ahead of budget to a sizeable amount and I'll use a technical term. We're going to be stockpiling the savings to keep accumulating them. The favorable as we move through the year, the 2021 real estate and solid waste bills are expected to be mailed next week to owners. The reminder that a 2% discount period will be through the end of March. I would also like to make the point that we have turned over the 2020 delinquent real estate taxes, the unpaid to the County. So, they have them now and they are going to become subject to liens and interest. If as not paid current, we are also received the 2020 solid waste that was unpaid. We will do, as we did last year, we will have a short period of time where we will accept payments at the City hall window or by mail. The owners who did not take advantage of paying in 2020 can avoid having extra legal costs and collection costs added to the bills. It'll save approximately \$45 to anyone if they're able to pay within February, rather than have it carry forward. And then we'll turn it over to our collection agency in March, where additional fees, are unfortunately going to be added. Just a general statement that we are experiencing confrontations with the us mail delays. And I point that out now, because we are seeing where checks that we have issued are not necessarily being cashed timely. Any of the bills you might see in your package for the next couple of months, foreseeably we'll have a lot of work being done to make sure that we haven't double paid, make sure that they've already been paid. And then we're also having it on the opposite side of inbound invoices are coming in after they're due. We are having to work through those issues. So just we're cognizant of the issue, we're just working through it. Just alerting you that you might see some extra notes on invoices as you're approving them or working through them. Those are the general comments I'm making. And now I'll refer to the two pages that I've included in your package regarding a summary of some of the revenue items that are significant for the City. The intent for these two pages is to demonstrate that the City is serious about following its ordinances, holding all owners accountable to the same standards and continuing as one way to chip away at our financial stability and sustainability. We also want to provide data to council and to administration so that you have information to manage with. In keeping with comments that you've made in the past that we frankly now are starting to be able to get our arms around, to start identifying where the holes have been in our financial approach or ability to collect all our fees. We now have more information to be able to collect more of what still, um, and obviously we're pursuing these. The other

objective is that we're trying to collect past due funds and equally important correct data so that we can deescalate the frustration levels that have occurred over the past couple of years with information that owners and residents have been frustrated with, frankly, a bad database. It's been able to be collecting information is just extremely viable and unworkable to get quality information out.

The overview now on the two pages that are included, I'm not going to go line by line. I just want to point out a few things throughout it. And then anybody who has any questions can feel free to give me a call or shoot me an email, and we can discuss it in more detail. I will refer to our collection rates for real estate and solid waste. Those are lines nine through 12. What you're going to see is the City tends to have a low collection rate for its discounted face period, which forces us to have a higher collection for our penalty and delinquents. Unfortunately, they're not getting paid and they've accumulated over time. So that points down to the middle section, the bottom section of page one, where I'm talking about the real estate and solid waste delinquents, you're going to see online 36, that we have \$1.6 million in delinquents as of July, as of January one, 2021. This is about the same as last year. The good news is, it is less than last year. There is progress being made on reducing it. But I think we all would agree that 1.6 million is still extremely high. The top of the second page, the rows beginning in the 40 twos through the four, the end of the forties, the point here that I'm calling attention to is historically the City has done it the best it could with what it had, but now with better information, there's the ability to identify that the amounts of collections that are more appropriate to target are substantially higher than what we've thought was the right numbers, people have survived they're higher, but we're now having better information to know that there's just more being required and it's not just the money side. In fact, there's a better argument that it's the, the resident side, the tenant side, that there's more inspections that should be done for the quality of life. I point those out to you that are really the 2021 numbers that we're projecting to do versus what we think are likely targets. The last section I would comment on are the unpaid rental licenses, the project we're going through right now, we have about a quarter of the 538 invoices that were sent out resolved and the remaining three quarters, the vast majority of those, we just had bad data for addresses to mail invoices to, and we have a number of them who haven't responded yet over approximately the 30 days that the bills have been mailed and in circulation. We still have work to do on this front, with that I'll answer any immediate questions.

Vice President Green asked one question regarding Portnoff, the bills last year, are you still sending out the letter, advising people that the bill has still been unpaid, and if it's not paid, you know, giving them the time or the warning that once it goes to Portnoff, the fees will be very, very high and you're giving them the opportunity. We are still mailing out the letter.

Mr. Troutman explained yes, we are targeting to mail the letter at the end of this week. And I'm speaking to the items that you just commented on. In that, when approximately will we send the bills to Portnoff in March or the end of February, like how much time did we give them to. We are targeting a month that they will have essentially a month to two to come into the window. There was approximately 350 off the top of my head that are delinquent 364 to be exact that are delinquent. And there's a fair number of those that are only the \$25 for Friday. And we've determined that those aren't going to go to Portnoff, we're going to keep those with the City to pursue.

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

Daniel Greenberg asked about when the next City update would be? Vice President Green asked which community meeting would be? There is one in the works. There's no specific date yet, but it is being arranged.

Vice President Green made a motion to close citizens hearings on non-agenda items only; Mr. Folks seconded the motion. Motion passed 6-0.

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Folks thanked everybody for coming out tonight. hats off to you again. So, for just being who you are and to our new Assistant City Manager, Mr. Houston, I know when you first started, there was a ribbon cutting for Ms. Turner's Soap Factory and you were there. And, when I walked in the door, I said, he's going to be all right, because, you know, in the past, people we had in these positions, you never saw both of them together. It was really, really good to see both of your, at that ribbon cutting for Ms. Turner, it made the City look really good. Mr. Troutman, when you come on and tell the citizens no new taxes and that we're stockpiling money, as you say, that's a good building. So, our citizens should be really happy, the job that we are doing for the City. Chief Laufer, you know, when investors look at the City, they look at the crime and for you to be on top of that, you make the City look good. So, we're on the right path. I mean, we heard some good stuff tonight as a resonant. I'm ecstatic. Thank you for coming out. See you later.

Council Person Graves thanked everyone for watching our meeting and reacting on YouTube. Thank you, Mrs. Springsteen for your presentation and all the work that you have been doing here in Coatesville. This since our last meeting, the holiday, Reverend Dr. Martin Luther King's birthday, he is an ancestor who has been heavy, heavy on my heart lately. I got to sit on a panel at the friends, association, and talk about the history of advocacy and housing. I would just like to take some time to honor my ancestor's legacy, by reading, a quote from his letter, the Birmingham jail. First, I must confess that over the past few years I have been gravely disappointed with the white moderate. I've almost reached the regrettable conclusion that the Negro's great stumbling block in his stride towards freedom is not the White Citizens Councilor, nor the KU Klux Klanner, but the white moderate who is more devoted to "order" than to justice; who prefers a negative peace which is the absence of tension to a positive peace which is the presence of justice; who constantly says: "I agree with you in the goal you seek, but I cannot agree with your methods of direct action"; who paternalistically believes he can set the timetable for another man's freedom; who lives by a mythical concept of time and who constantly advises the Negro to wait for a "more convenient season." Shallow understanding from people of good will is more frustrating than absolute misunderstanding from people of ill will. Lukewarm acceptance is much more bewildering than outright rejection. Thank you.

Mrs. Hunt thanked everyone for attending the meeting and the great presentations tonight and how we're moving the City forward. I'd like to thank our staff with a great job that you're doing, Chief Laufer, for your continued guidance in our department and to everyone for all that we're doing to help our City move forward. It's just great to see progress being done and things moving in the right direction. So, I'm going to be very brief tonight, but I just thank everyone for that. I would like to make one mention tonight, I realize that we're now being called council members as opposed to council woman or council men. And I'm not sure why we're doing that, but I would prefer to keep the title that I had. I am a woman. I'm proud to be a woman, as well as a council person. I would like for

that to be addressed as Councilwoman Hunt. So please let that be noted, and that's what I would prefer to be called. Thank you.

Ms. Al Amin thanked everybody who continues to join and be a part of the meetings. And I think it's very, very important for the community to take part in our council meetings, so that, we understand any concerns, any issues, the positives that you like about the City. I want to say thank you so much for choosing Coatesville. We are so happy that you decided on us, and I look forward to the ribbon cutting. Mr. Logan, I want to thank you so much for all of your hard work. I want to thank you for always looking to see areas that we can best serve the City with our finances, because you know, that is my number one pet peeve is the money. I appreciate, you know, I want to make a penny holler. I appreciate all your hard work in that area. Mr. Troutman, thank you so, so much for all of your hard work working with Mr. Logan. I'm so proud of the fact that, that we have a true balanced budget, no tax increase, no withdrawal on anything from the rainy-day fund/trust fund, different people refer to it differently. Mr. Houston, I'm very happy that you have become part of our family as well. And I look forward to continuing to work with you and Mr. Logan and my fellow council members to continue to keep making Coatesville a better place, to be a place that folks want to be to live and work. Thank you to everybody for everything that you've done and have a great night. And Susan, thank you too, because it isn't that you just chose to bring your business here. You have done things in the community and with other people. I thank you for that as well. Have a good night, everyone.

Vice President Green stated I'm a woman. I'm so grateful and appreciative to everyone who chimed in tonight, who came out and even viewed the meeting on YouTube in this climate, there's so many things that are going on. As we were watching the meeting, I was kind of following the comments on YouTube and I appreciate and I understand, and I emphasize, however, I think that the answer is not firing people, terminating people. The answer is round tables and sitting down, and I know that they had one round table already, and I know Mr. Logan is planning some more, but you know, with this COVID 19, it has put a damper on a lot of things, but I do hope, and I really sincerely believe the bulk of our community is supportive of our department. I know that there's things that have happened that we don't always agree upon. However, I do trust and believe in the Chief and I thank him for having such an open-door policy, allowing even the community members in. I think that we have to look at the whole entire picture sometimes. When I was viewing the comments, some of them were not really good comments, and I understand that, but you have to always keep communication open. You have to be prepared to change. You have to be prepared to voice your concern and make it count, but voice your concern in a way that it's legitimate, that it's respectful, that you can get people to listen and to make the change. You know, there's always room. And I really hope, even on next meeting, when the officers are here, that we have the opportunity to just speak to them regarding what we see Coatesville and what we want culture to be like, what we want to see things to be like in Coatesville. Chief, I do respect you and I respect your decision. I'm not a trained officer, and I'm not trained in police work, I do trust your judgment. And I just hope that I know that thus far I've been satisfied and I know whatever concerns that we all have and you have been willing to sit down. And I know you're planning on meeting with us in this week here coming up. So I just wanted to acknowledge that and to just to put it out there to again, some of the comments that I did see on YouTube, you know, we have to, as a community, and I'm speaking to the people that live here in Coatesville. The ones that live outside the community, I hear you also, but at the same time, I got to look at the residents that live here because that's who I represent, and that's who I fight for. And, you know, in the midst of all of that, there was a lot of positive things, and there's a lot of positivity going on in the City, but guess what, if we don't have law and order, we're not going to have any of them. And see, I've lived here all my life. So, I do remember how terrible the streets were. I remember the open-air drug market. I remember all the shootings and the young men. There's been so many young

men that have been gunned down in our community, but it seems as though we forget about that part, we forget about the gun violence that is happening in our community. We forget about all of that and we never want to address it, but we want to address the policing issues. And, let me tell you something, you know, the Chief will tell you, I call him a lot because I'm concerned, you know, and if there's something going on, I want to hear about it. And I want to know about it, but there's so much going on here that I thank the Chief for what he is brought here to the City. We've not had leadership in our police department like this in a very, very long time. For those of you that have been around, or those of you that have been on council, or just lived here, you know, what we went through, you know what this community was like. It's not one decision, it's not one thing, you know, I have to look at the overall picture. So again, Chief, I do thank you. I'm trying to do what's right for the City of Coatesville and our residents. Ms. Linda Lavender-Norris, I want to just thank you so much for your hard work and dedication to that Train Station, you know, meeting after meeting after meeting year after year after year, even before Council. So, I thank you for that, because now we see it coming to fruition, we see the fruit of the labor, and I just appreciate, because we all know how that was going and if it was for you being there, just taking them back and reminding them. So, I thank you so much for that. I thank you, Sue, you know, I always thank you. You are committed to the City, you bring lunches and food to the CYWA, which is my biggest passion, aside from council. I appreciate your being here in our community and the work that you do, and the things that you do, you are one of our biggest cheerleaders. So, I do appreciate you. I appreciate every council member. You know, we all have our own things. We all have our own opinions and we all have our own views on things and we need it, you know, but so when we have our meeting together with our Chief, you know, we can sit down and hash out and discuss our concerns and make them known. We just have to move forward; our community is our community and our community has to be safety maintained. We want our officers to be respectful of our residents, but we also want our streets to be safe, you know, and some of these officers, I don't really know anything about the promotions. I don't really know some of them, you know, but I know a couple of them, I do know, a couple of them I've had concerns about, but I do know that it's not just the one concern that I might've had that goes into this decision. It's just like us on our jobs. You know, we might make one mistake or we may have a bad month or whatever, but when it comes to us getting our promotion it's not based on one thing, it's an overall. We have to put our concerns out there and make it known to them on what we expect and what we think and what we need to happen in the City of Coatesville. With that, thank you again. I appreciate everyone, Mr. Logan, Mr. Houston, Rich everyone, all of the employees, I'm just excited right now. Thank you so much, Mr. Folks. When we see the good comments, we get excited, but we also have to embrace the negative and figure out how to we, do we fix this? You know, how do we fix it? Where do we go from here? Thank you all so much. Have a good night.

President Lavender-Norris echoed her colleagues and the gratitude for our staff, our residents, definitely our investors and our developers. I want to end it on a good, a light note tonight, because I truly believe we're in these positions, not for us specifically, but for our community and for the generations to come. So, we have to consider what we do now, because it will affect the lives of our children, grandchildren, and great-grandchildren. What do we want to leave here for them? We know what we had when we were young. We know what the City of Coatesville was, our children and our grandchildren don't know so much. So, we're going to have to be mindful and ensure that we leave the City of Coatesville better than we found it for those coming behind us. I want to share a letter. I received in the mail here. It is actually Council woman's Green constituent. And I am going to get this letter to you, Council woman Green. The young lady sent it to me, I guess, because I'm president, but I would like for you to have it, because she's your constituent. I would like for you to reach out to at least her family, but the letter says: Linda Lavender-Norris, Hello. I am in third grade. I am writing this letter to tell you how good our community is. I like we joined together to help each

other. I like all the events that are planned in Coatesville. And it says, thank you, Kinsley Fairer. Awesome. How awesome for a baby in third grade to take the time to write a letter about her community, not about council, but our community. That's that amazing? That is that's awesome. It brought a big smile to my face and blessed me, you know, I think about the Bible. When it says out of the mouths of babes, we have to be mindful. You all, thank you. God bless you all. And please be safe. Well, hopefully you are home, but if you're not being safe out there, God bless you. And, um, I did hear, I think it was our assistant manager mentioning that if they're expecting the roads to be a little icy in the morning, so be mindful, be safe, and God bless you all.

### **Adjournment**

Mr. Folks made a motion to adjourn the meeting at 9:51 pm; Vice President Green seconded the motion. Motion passed 6-0.

This meeting was conducted remotely and live-streamed over the internet on YouTube at the following link: <https://www.youtube.com/channel/UC1u3VUIQr4r0xII0xv1HmvA> and Zoom <https://us02web.zoom.us/j/86429711249?pwd=U2pxdDByYkhqQmFsMzB5TE0rdVdCdz09> Meeting ID: 864 2971 1249 Passcode: 562540 The general public may offer comment, during the meeting