



Minutes  
City of Coatesville  
Regular Meeting – COVID 19-2020 – via ZOOM and YOU TUBE  
Monday March 8, 2021

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Council Present: President Lavender-Norris; Mrs. C. Arvilla Hunt, Ms. Khadijah Al Amin, Councilman Donald Folks  
Council Absent: Vice President Carmen Green, Councilman Edward Simpson, Council Person Nydea Graves,  
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 Vice President Green, Councilman Simpson and Councilperson Graves would not be in attendance this evening.

### **Approved Minutes**

Ms. Al Amin made a motion to approve the February 22, 2021 meeting minutes; Mr. Folks seconded the motion. Motion passed 4-0.

### **Approval of Accounts Payables**

Mrs. Hunt made a motion to approve the accounts payables; Mr. Folks seconded the motion. Motion passed 4-0.

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

Ms. Al Amin made a motion to delete presentation 2) Friends Association; add action item 5) Palmer Park Pavilion; and 6) Agreement letter with Glencrest Road; President Lavender-Norris seconded the motion. Motion passed 4-0.

### **Presentations**

1. Revival Productions -Heather Greenberg, Executive Artistic Producer

Ms. Greenberg announced Revival Productions is located at 17 North Church Street, in the West End of Coatesville. I'm very thankful to be here tonight. I'd like to thank James and Chip, especially who have been talking with me on this project. If you're not familiar with us, we are an arts and culture organization dedicated to theater and performing arts education and performance. We have had the opportunity to employ many people from the Coatesville area, as well as attracting people from Baltimore, Lancaster, Philadelphia, and New York to not just work, but also come to Coatesville as tourists. A conversation started a couple of months ago with James about how the Revival's vision is to be a socio-economic catalyst for the community. And, you know, research tells us that where arts and culture abound, we have a thriving quality of life and as additionally economic opportunities for businesses and everyone that surrounds the community. We got to talking about wayfinding for arts and culture and how Coatesville can align with revival and the endeavors that we are doing to bring positivity and tourist attraction and a general excitement for the things that we're doing in the events that we're producing all year long. So, we've come up with a campaign which Coatesville is saluting arts and culture. The banner campaign is a way to showcase all that revival has going on throughout the year. I'm not sure if you were given examples and your packets for tonight. The banners would basically be in place of where the current holiday

banners were between Fourth Avenue and Church Street. The standard, I can't remember exactly what it was, but the, the same specs as what was for the holiday banners. And it would include our different shows, the sponsors of those shows, and also have the city seal on it, which shows support from the City of Coatesville. So, by way of doing this, it's a great way for Coatesville to align with our initiatives of developing the city through arts and culture, but also honoring Coatesville. The project would be fully funded by Revival Productions. All of the banners are paid for by us and our sponsors and the hope is that it would coordinate a course for the City. And I know the VFW also has banners. We would coordinate throughout the year, changing placement and that sort of thing, but the hope would be to start mounting banners in the beginning of April because we have our first show April 9th and they would stay up through about January 1st of next year, uh, because we have a very robust season ahead of us for 2021. We think it's a great way to get the city and patrons within the city excited, but also anyone passing through Coatesville will know that there's a great opportunity that awaits them in Coatesville through revival production. We have a great graphic designer and just a great team that we believe in cohesiveness in our marketing and with the products we put forward. And, you know, our programming is very diverse and I think that in the given year, there's going to be a lot of things that anybody in the City of Coatesville, it's not just theater that we do. We have concerts, we have lessons and 15 summer Camps and a lot of things to promote that really resonate with all different kinds of people in our community.

I'm very proud of what we've been able to do regarding COVID-19. We have not had a single outbreak since we opened in July. And, so as far as what we've put in place on the normal day to day for lessons, we have a cohort Academy student that do their cyber learning here during the day, and we give them arts classes, but everyone is masked. We take temperatures upon arrival. We encourage distancing at all times. And then when it comes to the productions, of course, like we have different capacity levels that we're adhering to. We ask everyone to order within their party and they get pod seating. So you sit with your party and your distance from the other groups. We are asking cast members and crew members to get testing and be safe, leading up into productions, we've done shows with masks. We are live streaming, simulcasts into the backyard. I like to think that we're creatively adaptive and it's worked, because obviously the arts are one of the really hurting industries right now, but we have been clever and we've been safe the entire time. We welcome you to join us for a production, either at home watching or in person coming to a rehearsal, whatever you're interested in.

~~2. Friends Association~~

**Discussion Items**

1. Meeting Minutes

There was no discussion on meeting minutes.

2. Parks Special Event Application

3. Mr. Logan explained the City has suspended the special events applications in the wake of the COVID Pandemic. It's been a little bit more than a year now. And now, as things are beginning to open up, vaccinations are beginning to get into arms. There are people who have been calling. We've been talking to other municipalities and seeing what they're doing in terms of opening their parks, accepting league play as well as outdoor events. And I wanted to put this before you, uh, for your consideration to allow us to reopen and to accept our

special then applications. Maybe we can do it in stages. Maybe we can do it at 50% instead of 100%. I would like for you to consider allowing the City to accept applications starting in the month of April or May. Mrs. Hunt asked for an update on the COVID tracking in the City. Mr. Huston announced as of today, we have nine, 949 positive cases up from 28 two weeks ago. I'm very pleased to report that we've had no additional deaths. We remained at 12, in the County. We are at 28,700 positive cases and 722 deaths. 214,000 tests have been performed 4,400 1st vaccine and 21,200 vaccines. And you all know where the County is going right now, as far as the news, trying to get the state to get some distribution out to us. So where we are now is we're up 28 in two weeks, which is down from the 50's for the two weeks prior to, so we are seeing numbers drop in the City of Coatesville.

Mrs. Hunt asked if we know how many of our residents, is there any way to know how many Coatesville residents have been vaccinated with at least the first dose. Do we have any idea or any way of tracking that? Mr. Houston replied he would certainly reach out to the health department tomorrow if you'd like and see if he could find an answer for you. Mr. Logan announced there were a few places that were actually reaching out to people and letting them know that they have vaccines, and they can come and get vaccinated. So maybe, some of our residents were going to neighboring communities, just to get their vaccination. Council President Lavender-Norris stated they would have to go to neighboring communities because we don't have a site yet right in the City. And, you know, they are back to Rite aid. I got my first shot, I get my second shot and it was a week right here. And a, but I just found out today they are going to start at the Senior Center next week for two days. Mr. Houston said he would reach out to the Health Department. We can get some kind of data. If not, we'll get back to this. There is no data and I can verify where there's going to be some locations here in the next couple of weeks, like counseling with folks as they're a little bit, I'll get, I'll get back with you all.

4. Basketball Rims

Mr. Logan explained this is kind of a continuation of the first request just to accept the special event applications. We have teams that are forming a league play for the spring and summer. Part of those requests, we have a basketball league that was pretty much shut down. Many of you may have been following some of the high school and college teams, you noticed that our local high schools have been playing. All of the players are playing with masks, as well as some of the field events. We have a rugby team that's been waiting patiently for us to get back to them. They have guidelines that their particular lead requires them to follow. One of the things that I had recommended to this particular league team was to when they submit their specials events applications, we would also like a copy of their COVID guidelines. It's not that I'm going to go out there and enforce it, but, I just like to see it. I like to see what some of the other league/teams are bringing to the table in terms of their COVID guidelines and prevention. This is part of accepting these special event applications. And in this particular case, because we do have basketball leagues. I am asking that we re-install our basketball courts, so these leagues can actually happen this year. Ms. Al Amin asked Mr. Logan, with the basketball tournament and all of that, they would have to follow the percentage that's in the guidelines from the state, from the governor, with how many people that are within a certain amount of feet. Right? I mean, it just couldn't be, yeah, nothing changes, still social distancing, still the mask. If I make our numbers maybe at 50, as far as outdoor gathering. Yeah. But it depends Mr. Verwey, isn't it within 50, within a specified amount of space, the governor's guidelines are the out outdoors was one of the numbers I gave, but there isn't a specific allocation of number of people for that given space

that works out to about 67 people per 1000 square feet. They have to remain socially distant. So, you could probably have the League Play. But you wouldn't be able to have, for example, spectators or that kind of thing. I'm going to say we have to space appropriately with social distancing and masking, as long as we're following those guidelines, then I wouldn't have an issue with it.

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

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

Ms. Al Amin made a motion to close citizens' hearings on regular action items only; Mr. Folks seconded the motion. Motion passed 4-0.

### **Regular Action Items**

1. Receive and consider for 2<sup>nd</sup> reading and adoption an ordinance the City of Coatesville to lease the City's property located at 201 South Mount Airy Road, Valley Township, County of Chester, UPI No. 38-2-30, to Trina Sola US SBU, LLC, for purposes of constructing and operating a solar energy generation facility for a twenty year term, with options for two five year extension, with an annual rental payment of not less than sixty-two thousand five hundred dollars, and payment of rents commencing at the start of construction of the solar facility and continuing annually on the anniversary date thereof for the term of the lease.

Mr. Folks made a motion to approve 2<sup>nd</sup> reading and adoption an ordinance the City of Coatesville to lease the City's property located at 201 South Mount Airy Road, Valley Township, County of Chester, UPI No. 38-2-30, to Trina Sola US SBU, LLC, for purposes of constructing and operating a solar energy generation facility for a twenty year term, with options for two five year extension, with an annual rental payment of not less than sixty-two thousand five hundred dollars, and payment of rents commencing at the start of construction of the solar facility and continuing annually on the anniversary date thereof for the term of the lease; Ms. Al Amin seconded the motion. Motion passed 4-0.

2. Receive and consider Revival Productions Banner Campaign

Mr. Folks made a motion to the Revival Productions Banner Campaign; Ms. Al Amin seconded the motion. Motion passed 4-0.

3. Receive and consider Special Event Applications

Mrs. Hunt made a motion to approve opening the special event applications on a staggered basis as set by the City Manager; Mr. Folks seconded the motion. Motion passed 4-0.

4. Receive and consider Basketball Rims

Mr. Folks made a motion to reinstall the Basketball rims subject to the social distancing and masking by the Governor; Mrs. Hunt seconded the motion. Motion passed 4-0.

5. Receive and consider Palmer Park Pavilion

Ms. Al Amin made a motion to authorize the purchase of the pavilion in the amount of \$17,000 for Palmer Park with the Brandywine Health Foundation grant monies; Mrs. Hunt seconded the motion. Motion passed 4-0.

The Brandywine Health Foundation was generous enough to apply for a project in the amount of \$25,000. The grant was awarded to the Brandywine Health Foundation. And as I mentioned, as part of the phase two part of the donation was to purchase an outdoor pavilion.

The outdoor pavilion, was search for through CoStars. We went through the proper channels. We did identify a pavilion and the amount of the pavilion is 17,000.

6. Receive and consider Agreement Letter for Glencrest Road

Mr. Folks made a motion to approve the agreement letter to split the remaining cost for the retrofit of the basin on Glencrest Road with Valley Township in the amount of \$73, 207 each; President Lavender-Norris seconded the motion. Motion passed 4-0.

The basin in Millview, a neighborhood off of Glen crest has a situation where it needs to be retrofitted and repaired. And the process started about two years ago, working with DEP and our engineers to apply for a grant through the DEP to do the repairs and the retrofit. The total cost of the project is \$446,000. The DEP has awarded a grant in the amount of \$300,000. The damage on the area of the work needs to be done crosses from Coatesville and Valley Township. So, in negotiation with Valley Township, we've agreed to split the \$146,000 difference between both townships. The letter is basically an agreement letter going to the DEP saying that Valley and Coatesville agree to share the remainder of \$73,207 between each one to get this basin retrofitted and up to basically what is today's code for basin water retention.

Mr. Folks made a motion to close action items; Mrs. Hunt seconded the motion. Motion passed 4-0.

## Reports

1. Solicitor

Mr. Verwey announced he worked on a number of issues; work with the Counsel for the RDA on issues related to a proposed development of the flats; worked on matters related to real estate owned by the City of Coatesville; have addressed issues related to taxation on certain real estate, certain exemptions and recovery of certain taxes; worked and addressed issues related to zoning and codes within the City of Coatesville.

2. City Manager

Mr. Logan announced the Spring is going to bring a series of construction and restoration projects here in the City of Coatesville. Many of the residents and folks have noticed that PECO and PA American Water are doing a lot of work. They will resume work throughout the City. As the weather warms up, we're going to see a lot more activity going on. I mentioned two weeks ago, the Rt 30 & 82 realignment construction will resume hopefully towards the end of this month. We're excited about that. There's a lot of activity going on. We have a number of investors that have renewed their interests in the City of Coatesville. Just reminder, we are in an Opportunity Zone. We welcome investors and builders, not only from the outside region, but also here in Coatesville. We have a number of entrepreneurs in this community and I'm excited to work with them. I'm looking forward to bringing their particular businesses, to some of our vacant storefronts here in the community, I'm working with Second Century Alliance, Urias Cole, Sonny Huntzinger, to make these particular initiatives have happened. We are just excited. On the vaccine, Mr. Folks mentioned that vaccination centers are being identified throughout the City of Coatesville. He did mention that the Brandywine Valley Active Aging formerly known as the Coatesville Senior Center, beginning, tomorrow, they will start their vaccinations. You do have to make a reservation. You can either call them directly or you can go onto the Chester County Health Department's website. If you happen to just walk up, I'm sure they will instruct you on how to proceed in.

The vaccination center will open tomorrow or at the Brandywine Valley Active Aging, formerly known as the Coatesville Senior Center at Third Avenue and Martin Luther King Jr. Boulevard. This is for seniors, if you're not a senior, then you might want to just look up the Chester County Health Department website and click on the registration, see if you can get an appointment. On a personal note, I just want to thank council members. I know that some of these things that I bring to you related to COVID and opening our parks and allowing us to accept these Special Event Applications. It's a delicate balance and I applaud you on your leadership, in allowing us to provide a Quality of Life for our residents. Our residents are very aware of the guidelines, I've seen a lot of people out wearing masks at all times. I think they are trying to be very busy in protecting themselves as well as their loved ones. So, allowing them to get into the parks, participate in their sports. I think it's going to be a tremendous lift for them, for all of you, parents that have been so nice to your kids and you brought those mobile basketball courts and you have them up in the alleys, take them down as much as our Public Works guys and our Police Department love putting them up for you guys. When our parks get the rims, we'll love to see kids back out there playing basketball at a safe distance, bring your wipes, make sure you clean your hands after you ball out there.

Mr. Logan announced the lobby hours have been from 10 to 3 for several months now due to COVID, but because tomorrow is the last day for those individuals who are going to be participating in 2021 elections, we will keep our lobby hours open till 5:00 PM so that you can get there so that they can get their paperwork.

3. Assistant City Manager

Mr. Huston announced he has already given the COVID update. If you'd like me to repeat that I can. we also talked a little bit about the mill view basin and the letter you just approved, where we are right now. In addition to that letter is that we are working with the County. We've met with the County for a possible grant, help cover some events. So, we're looking to find sources of funds to try and close that gap, along with the partnership with Valley township. So that's kind of a quick update on Millview. James talked about infrastructure going on. We had a first meeting with an infrastructure company. We met yesterday with Pennsylvania American water to get an idea of what their plans are for coming up here in the next season. The interesting numbers that we got was to date they've replaced between 8 and 10 miles of pipe in the City. There are two major projects that could be coming along, and that is the upgrade of a pump house on 10th and Oak street. If you didn't know there's a pump house, it's because it's actually underground. And then the water main around Harmony and Sixth Avenue needs to be replaced. So, there are two projects that they came to us and let us know what's going to happen. Probably the Spring. They're also planning on doing camera analysis of the system over the next few years, they'll run a camera down through the pipes to see if there's any cracks or leaks or what kind of condition they're in. That'll be a long-term plan. And they're also looking into the water requirements for the new proposed apartments that you all heard about up on Adams, along with Pennoni and the builder and how, what kind of upgrades they'll need. They're interesting talking to PA American water. Is there actually a little-known fact inside the pipes, what they call data loggers, and they actually alert Pennsylvania American water to a leak in the system. It listens for the changes in the noise that flowing water makes. So, in your underground pipes, there's listening devices, I guess I would tell you that there's a pipe problem in the, in the system. We're hoping to get these same meetings with PennDOT, PECO, Comcast and Verizon, just to see what are our infrastructure guys are doing out there that may be impacting our community and our citizens on Natural Lands Trust. They are working on the draft master plan for Ash park. It will be

ready here in a couple of weeks. We'll have the draft ready for review and out for the public to see, I think April 17th is the date that they were talking about. That'll be weather permitting. You just approved the gazebo for Palmer park phases, two and three. We'll be getting here in the next couple of months or actually a few weeks if that's the case. Phase two and Phase three will begin soon.

4. As far as the departments within the City, the Fire Department had 15 service calls in the last two weeks and one fire inspection. The Codes Department had two zoning appeal requests. One will go under review at the end of this month. The other one is pending. Codes Department released 24 rental licenses to vacant property applications, two plumbing permits, three electrical permits, a mechanical permit, and one complete building permit these past two weeks. The other part of Codes, as James said, you know, we have rules in the City. It is what it is. We had 28 Quality of Life warnings issued. The bulk of them are for upholstered furniture on your porches. You can't have upholstered furniture out and you need to have actual true outdoor furniture on your patios. There were also 12 citizen complaints filed and investigated by the Codes Department. The last two weeks, as far as Public Works on, somebody walked in my office a little while ago and said, there's no more snow this year. That's probably a GenX, but right now we are kind of hopefully winding down snow removal and working towards getting our spring equipment ready for cutting grass, weed whacking, and that type of thing, and also cleaning up the parks. So that will be coming soon, as well as pothole filling with cold patch as the asphalt companies do start waking up a little bit. One final note for you on my report is it is time change this weekend. So, change, check your batteries, do the things you need to do as we spring forward for one hour. And I know we have a lot of churches in this City. Don't miss that hour. Your Pastor looked down at you as you're walking out back door sneaking into the back Pew. So, don't forget to set your clocks on Saturday night forward one hour. PECO has been replacing poles.

5. Police Chief

Chief Laufer explained the statistical package is included in Council's packets. Just a couple of highlights, February being a shorter month. Our 911 calls were down from 1429 for January to 1197 for February, and all calls for service through the Police Department went from 2,306 for January to 1995 for February. We had one Narcan save for the month of February. We had two car seat installs and we only have four car seats remaining in stock for this grant cycle. We have made application for 2021 for 100 more car seats, which will carry us through 2021. So that means we installed and gave away approximately 100 car seats in 2021. I would like to thank Councilwoman Al Amin for putting us in touch with Imam from the Merchant Street Mosque. We had a nice meeting. He came in and sat down with our leadership, all of our supervisors, here at the Police Department and then came back for the change of shift at 6:00 in the evening and spoke to the incoming platoon and the outgoing platoon just to establish a dialogue and begin the, you know, communication between the Police Department and our Muslim neighbors here in the City. We are looking forward to continue conversation. I know the Imam is coming back to catch the other two platoons at another change of shift here, coming up in the near future. So we appreciate Councilwoman Al Amin making that happen for us. We also continue to participate in the Race and Justice Task Force with the District Attorney's office. We had several meetings this month, along with the viewing or screening of a walking while black video, that was very well attended with over 300 people in attendance in a zoom format. Also, we want to thank Chrissy Houlahan our U S Representative who presented us last Friday, presented the Police Department with a Certificate of Special Recognition from the Congress. A nice honor for the City of Coatesville Police Department recognizing our contribution to the community and

our continued support of community programs, which further, our community policing initiative here in the City of Coatesville. So, we want to thank her for that special recognition coming from the U S Congress.

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

A.H.

A.H, asked if the Coatesville offer senior discounts for trash and sewer bill? Mr. Troutman replied no, the City does not.

Meg Moyer

Ms. Moyer introduced herself from OIC and announced they will be starting some renovation to the building in the next couple of weeks.

Ms. Al Amin made a motion to close citizens hearings on non-agenda items only; Mr. Folks seconded the motion. Motion passed 4-0.

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Folks thanked everyone for attending the meeting. You know, my dream for the city is to have something for our kids. We can have a Community Center that they can go to and be in a safe place. We don't have that. We haven't had one of them in years. You know, when I was small, my dad had bought my sister a bicycle and I cried and I went to dad and he told me, um, I asked him why he didn't buy me that bicycle like he bought my sister and he said, because you didn't ask for one. Hmm. So, on that note, Oprah Winfrey, Jay Z, Beyoncé, Jeffrey Laurie, Rip Hamilton, Taylor Swift can you help out a little black boy, a little white girl, that's Spanish speaking girl or Spanish speaking boy. They said, if you don't ask, you don't get, so I'm asking you to help my city to help our children. Have goodnight everybody.

Ms. Al Amin thanked everybody for coming out that attends on Zoom and on the YouTube. I look forward to helping the city continue to move forward. I do have one question for you, chief. Thank you so much for allowing the Imam to come and speak with your officers. He did put in an application to become a chaplain as well. Is that correct? Chief replied Yes, that's correct, and we'll have him attend the next available chaplaincy class which is a requirement to become a chaplain is to complete a two-day class. Ms. Al Amin thanked the Chief for allowing him the opportunity to do that in this city. We have all different walks of life. And so, I think the more we represent everybody, the better we do. So, thank you for opening that door up. I really, really appreciate it and just thank you for, to all the staff for everything that they do and have a good night, everyone.

Mrs. Hunt wished everyone a good evening. Again, I want to say thank you for attending our meeting and hanging out with us. Thank everyone for your presentations. The city is moving forward and things are looking bright. I'm excited about the revival here in the city, I look forward to attending some of their productions. Again, as always, I want to thank our staff for the great job that you're doing and to my colleagues. It's always a pleasure to work together and try to move the city forward. Everyone, please have a good night. God bless each of you. And thanks for everything good night.

President Lavender-Norris thanked all who have tuned in and shown interest. We are working together to make things better for everyone and your input, your comments, your questions, we deeply appreciate because they help to sharpen us. We appreciate it. Please don't hesitate to question or comment during the meeting. And if you can't, then by all means, send us an email or make a phone call and put forth your questions, concerns. What have you, we're glad to hear from you and even more glad to have the opportunity to make things better for you. Chief, I want to say congratulations to you and the Department and the honors. I think they're very well-deserved and I'm truly grateful. And I know that the city has been blessed to be under the department to be under your leadership and for all the positive changes you've made here, even to the extent of the car seats. So, and you know, the Narcan goes without saying, so thank you for all that you've done. It's greatly appreciated, to our Manager, our Assistant Manager, our Solicitor, Finance Director, thank you, thank you. thank you, it's a pleasure and a blessing to be able to step back and see the work going forward. Anything we as a council, I will dare to, say anything where we as a council can support you. We're here for you, Ruthann, you keep it going and are also greatly appreciated, oftentimes overlooked, but always look for at the same time when we need help. So, thank you so much Ruthann. With that being said, for our council members that were not able to attend, please keep them in your prayers. We all have individual lives and issues that we have to deal with. So, be mindful of them. When you say your prayers this evening, call their names out Councilwoman Green, Councilman Simpson and Councilperson Graves. Thank you so very much. God bless you all. Please be safe in your endeavors, wear your mask, keep your distance, and just be careful, be careful while the numbers are going down for the most part, people are getting vaccinated, but now's not the time to take off your mask and give everybody a big hug. This is, these are the crucial points in time. So, let's be safe. Let's be mindful. I look forward to the time when we can all get together face to face in one room and strategize on what our next step will be in progressing our City forward. Thank you so very much.

### **Adjournment**

Ms. Al Amin made a motion to adjourn the meeting at 8:45 pm; Mr. Folks seconded the motion. Motion passed 4-0.

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