



Minutes
City of Coatesville
Regular Meeting – COVID 19-2020 – via ZOOM
Monday May 24, 2021

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

Approved Minutes

Vice President Green made a motion to approve the April 26, 2021 meeting minutes; Mr. Folks seconded the motion. Motion passed 6-0.

Approval of Accounts Payables

Ms. Al Amin made a motion to approve the accounts payables; Vice President Green seconded the motion. Motion passed 6-0.

Additions, Deletions or Modifications to the Agenda

Vice President Green made a motion to add Action item 3) Conti Property Resolution; Ms. Al Amin seconded the motion. Motion passed 6-0.

Councilperson Graves made a motion to delete presentation 1) CTDI; Vice President Green seconded the motion. Motion passed 6-0.

Presentations

1. Millview Basin Engineer Update

Ms. Uhler Good provided Council with an update on that Millview Basin project, along with Kyle Turner from our office, with Cedarville Engineering. If possible, I'm going to share my screen here and see if you'll have something at least to look at during this brief update. We'll try to be as succinct as possible here. We wanted to make sure that council was sufficiently updated on the funding of this Millview Basin Retrofit and Outfall Stabilization Project. Just a really brief background. This has been presented to council on a few different times. This project was proposed in the city's MS4 Total Maximum Daily Load Plan, which requires the city to reduce sediment and nutrient pollution to the West Branch Brandywine Creek. There's a prescribed amount of pollutant reduction that has to occur by December 1st, 2024. This project will provide, once implemented and constructed, a little over seven tons per year of sediment reduction to our waters and it will address about 85% of the city's pollutant reduction requirements by the short-term requirements. So the ones by December 1st, 2024, those requirements. In terms of water quality, it will be a valuable project. The existing condition of the basin and the outfall in Valley Township, it's a partnership between both Valley and Coatesville. So the basin itself, there is room for maintenance improvements, but the project is proposing some water quality benefit as well, and with different features that

provide added value there. Cedarville completed a feasibility study back in September 2019 and then applied for a Growing Greener grant on behalf of the city, just through Pennsylvania Department of Environmental Protection in December 2019. We just heard back in December 2020, so it took a long time for them to make the awards. \$300,000 was awarded to the city for this project. Now, for the original scope, which was the retrofit of the basin, so repairs and putting in water quality features, and stabilizing the outfall in Valley Township, there was \$150,000, just approximately, just under that, funding shortfall for the original project scope. That originally is ... It's to be split between Valley and Coatesville. Kyle's going to describe how a CDBG grant was submitted that will help to fill this gap and address some additional infrastructure issues.

Mr. Turner stated as Beth mentioned, we applied for a CDBG, Community Development Block Grant last week to fill in the funding gap for that. The request was for \$383,243. Predominantly worked with CG and city administration to submit the application. This funding not only covers the funding gap, but it also includes some additional work within both the City of Coatesville and Valley Township, specifically it involves the redesign of a pipe that you can see here in the upper right. The inlet is in the City of Coatesville, but the pipe crosses the road into Valley Township and outfalls on a private property. The funding will cover that replacement as well. The funding will also cover some work that Valley had to do that was requested by the property owner in Valley Township at the outfall. And then most notably the funding will also be to repair some of the severe erosion that is occurring in the southeast corner of the parking lot of the Millview Park. There're currently three different pipes that are outfalling a good bit of water, that's causing this erosion. Our hope is to be able to get that funding to repair that as well. As part of this tonight, we would request that council receive and consider a motion for the application. I know that's already been applied for, but as a retroactive public notification the county agreed to, we would request that you perceive and consider a motion to apply for the \$383,243. Are there any questions? It's more of a formality. I believe that this discussion and the presentation portion, if it reflected something in the minutes, that would suffice. But the motion was just more of a sure-fire acknowledgement that everybody agreed for it.

Mr. Simpson made a motion to consider to apply for the \$383,243 CDBG funds; Vice President Green seconded the motion. Motion passed 6-0.

Discussion Items

1. Meeting Minutes

There was no discussion on meeting minutes.

Citizens Hearings – Regular Action Items Only (3 Minutes)

There were no citizens comments at this time.

Ms. Al Amin made a motion to close citizens hearings on regular action items; Mr. Simpson seconded the motion. Motion passed 6-0.

Regular Action Items

1. Receive and consider a motion to approve Resolution 2021-10 of the Council of the City of Coatesville, Chester County, Pennsylvania, recommending that the Pennsylvania General Assembly adopt Legislation to permit the use of virtual meeting platforms for public meetings held by municipalities.

Ms. Al Amin made a motion to approve Resolution 2021-10 of the Council of the City of Coatesville, Chester County, Pennsylvania, recommending that the Pennsylvania General Assembly adopt Legislation to permit the use of virtual meeting platforms for public meetings held by municipalities; Vice President Green seconded the motion. Motion passed 5-1. Mr. Simpson was the dissenting vote.

Mr. Verwey explained during COVID, legislation permitted municipalities to hold meetings remotely, such as this meeting everyone's participating in now. A number of municipalities have gotten together and are encouraging the General Assembly to adopt legislation that would allow municipalities to hold these meetings remotely going forward, if they chose to do so. They're not required to do so, but they could do so. The belief being that, for the most part, it does offer an opportunity. It eliminates physical barriers to attendance, hopefully encourages attendance and participation. They wanted to have this option available to municipalities to use. There isn't currently anything that I'm aware of that's pending in the General Assembly. This is just a resolution to encourage that the General Assembly make that option available.

2. Receive and consider a motion to approve Resolution 2021-11 of the Council of the City of Coatesville, Chester County, Pennsylvania, in support of Pennsylvania Senate Bill No. 252 of 2021, providing for methods of publishing legal notices and advertising, including the use of a publicly accessible internet website of newspapers and publicly accessible internet websites of municipalities.

Ms. Al Amin made a motion to approve Resolution 2021-11 of the Council of the City of Coatesville, Chester County, Pennsylvania, in support of Pennsylvania Senate Bill No. 252 of 2021, providing for methods of publishing legal notices and advertising, including the use of a publicly accessible internet website of newspapers and publicly accessible internet websites of municipalities; Vice President Green seconded the motion. Motion passed 6-0.

Mr. Verwey explained this resolution is support of a legislation currently pending in the General Assembly, actually in the senate, originally in the senate, to allow for publishing of legal notices, such as meeting notices, those kind of things, electronically, as opposed to print. That would create a substantial savings for municipalities. I don't know if everyone realizes how much it costs, for example, when you're doing ordinance, to publish that. You pay by the line and it is a substantial expense. This would provide opportunities to take care of the ... you're meeting the legal publication requirements without print media, but using website of both the newspapers and the internet websites. I'm sure the newspapers will charge a fee of some kind to use their websites, but I would assume it would be substantially less. And the way the language is written in the bill, it would be an either/or. You would not necessarily have to do both. So, if you have a publicly accessible internet website for your municipality, you'd likely be able to satisfy the publication requirement by using that. There are certain exceptions, but for the most part it would be a net benefit financially, and that benefit to the municipality if this is passed by legislature and signed by the governor.

Councilperson Graves stated thank you. I think, as we're thinking about this, it's important to think about how much this city can advertise and how wide and how far, so using our city Facebook or making sure that if we updated on our website or publish a article online, that it just gets out far and broad. I do know that there's a significant amount of people in the community that use print, especially folks over 60. I mean, I think it should be fine to put

online, but just getting it out broad and wide for ... We might have to do some marketing, a little bit, to get it out broad and wide, to make up for it not being in print.

3. Receive and consider a motion to approve Resolution 2021-12 of the Council of the City of Coatesville, Chester County, Pennsylvania Pursuant to the Ordinance 1332-2010, authorizing the City of Coatesville to enter a lease with Smoker Farms, LLC for the property located at 120 Pratts Dam Road, N/S Pratts Dam Road, West Brandywine Township, Chester County, Pennsylvania (Tax Parcel No. 29-08-5.5), for agricultural purposes for a one-year term with an annual rent payment of nine thousand five hundred and 00/100 dollars (\$9,500.00).

Mr. Simpson made a motion to approve Resolution 2021-12 of the Council of the City of Coatesville, Chester County, Pennsylvania Pursuant to the Ordinance 1332-2010, authorizing the City of Coatesville to enter a lease with Smoker Farms, LLC for the property located at 120 Pratts Dam Road, N/S Pratts Dam Road, West Brandywine Township, Chester County, Pennsylvania (Tax Parcel No. 29-08-5.5), for agricultural purposes for a one-year term with an annual rent payment of nine thousand five hundred and 00/100 dollars (\$9,500.00); Mr. Folks seconded the motion. Motion passed 6-0.

Mr. Logan explained this is a resolution for county property. Just give me one minute, I have to pull it up. This is not part of your packet, because we just added it today. All right. As I said, this is a resolution authorizing the leasing of county property. For a number of years now we've had vacant property located at 120 Pratts Dam Road. That property has been used for farming by the Smoker Farms LLC. We have a tentative prospect that will be going on that particularly property probably in a year or two from now. But in the interim, the Smoker Farms LLC is requesting to farm that land, which is a substantial acreage of corn. They would like to resume the farming and the harvesting of that property. So this resolution is to ... resolution of the city council, City of Coatesville, pursuant to the ordinance number 1332-2010 authorizing the City of Coatesville to enter a lease with Smoker Farms LLC for the property located at 120 Pratts Dam Road, West Brandywine Township, Chester County, Pennsylvania, tax parcel 29-08-5.5 for agricultural purposes for a one-year term, with an annual rental payment of \$9,500.

4. Receive and consider a motion to apply for a Community Development Block Grant with the Chester County Department of Community Development in the amount of \$383,243.00.

Mr. Simpson made a motion to apply for a Community Development Block Grant with the Chester County Department of Community Development in the amount of \$383,243.00; Ms. Al Amin seconded the motion. Motion passed 6-0.

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

Reports

1. Solicitor

Mr. Verwey announced earlier this evening, during our executive session we discussed attorney-client privilege matters. But as a general overview of activities since our last meeting, I've engaged in real estate matters on behalf of the city, primarily involving leasing issues. I have advised staff and they city manager on zoning issues related to a number of properties within the city. I've also addressed potential litigation regarding properties within the city.

2. City Manage

Mr. Logan announced earlier this evening you heard the presentation from Cedarville regarding the Millview Basin project. Thank you again, Kyle and Beth, for that. And hopefully we'll be successful. I see that Scott Piersol, who is the Valley Township manager, he is on with us this evening. Scott, thank you for your support and Mike Ellis' support, and the team over in Valley. We appreciate the partnership here. In addition to that, last week we had a wonderful opportunity that was presented to us by Coleen, who is our grant consultant with ECON partners. She made introductions to representatives from a organization called [Z-Fund Inc. 00:40:08] and Z-Fund Inc. is ... they are investors. They have participated in opportunities, all type of investments, and we were able to provide them with an opportunity or a brief snapshot of the city. As I mentioned, Coleen provided the introductions. They stopped here first for a brief meeting and overview of the city. And then shortly after, Sunny Huntzinger, myself, and joined by Sue Springsteen and our councilperson, Mr. Simpson gave them a brief oversight and tour of the city. Actually, Mr. Simpson was not part of that tour, but he ended up meeting them over at Sue Springsteen's location at 190 West, to get a tour of that building for the first time. And that's where the tour ended. And, Mr. Simpson, I don't know if you want to just share your comments on the building or the meeting with these potential investors.

I also want to give a shout out to one of our own City of Coatesville, Dave Phillips. He is the contractor, the painter contractor, for that particular building. Congratulations, David, you've done a great job in that building. It's amazing. And, no, my hat's off to you as well. Moving on to the community update. I was informed by West Chester University, which is great news, that our grant submission, which I shared with you all a couple of weeks ago, was approved, and students will begin working on our GIS and mapping service for the City of Coatesville. The idea is to create a city mapping overlay, if you will, that highlights the available space here in Coatesville, so we can market it better. Sunny and I have worked on this idea before. Actually, 2nd Century Alliance has a 3D mapping on their website, but this is going to be hopefully a step up. We'll be able to show developers what the possibilities are for open space here in Coatesville. And that can take the form of commercial locations, as well as residential. So we're very excited that we will be partnering with West Chester University on this. Susan Springsteen, once again, you're in the news. Susan was very instrumental in bringing this to the table, along with Julie Dietrich. Julie is the executive director for external relations over at West Chester University. Julie, we appreciate your support and we look forward to working with you and the students of West Chester University.

In addition to community update, you all have heard, Councilman Simpson was just on a community update last week, I think it was on the 20th, and he shared the news of the Grand Prix that's back in town. That will be September 17th and 18th. September 17th is the cruise night, and is a Friday evening. And the 18th is the day of the big event. This will be our fifth year and we're very excited about that moving forward. There will be opportunities for local vendors to rent space. We've done that in the past. Last, I think it was in 2019, we had over 15 vendors. So we're excited to open it up and there may be some new surprises in locations of where those vendors will be this year.

Moving on, the city will reunite with Kutztown University. We start our first workshop on June 8th. And, again, we're very excited. There's a number of entrepreneurs here in the City of Coatesville that we are looking forward to work with, help them expand and grow their

business. And, again, thank you to Kutztown University for allowing us to partner along with Score this year in the efforts to raise more awareness for our local businesses, as well as help scale them up.

3. Assistant City Manager

Mr. Huston apologized for not getting more word about Patton Park out ahead of time for you all. They did a lot of work that day. Had a nice picnic. They did have the basketball poles replaced by 2nd Century Alliance and David's Drive. And then our public works crew was out there to help do some cleanup work along with our police. I'm sure the chief may want to say something about that as well. Reminder that it is construction season, not just at 1382, but as we get notifications from the local utilities and PennDOT, that will let the city know through our social media accounts that there may be a delay, or a road change for you. The other one I have, just real quick, is to remind about the street sweeping. It has begun, so city residents should make sure to move their cars as appropriate for street sweeping. So those are the three I actually have for you.

4. Finance Director

Mr. Troutman wished everyone a good evening. The financial update is also brief, that through April, which is a third of the year, we have generally positive results and we continue to have some significant timing issues happening, but they generally are favorable. And unless there are any specific questions, that's really the update.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

There were no citizens comments on non-agenda items.

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

Special Events

There were no special events at this time.

Council Comments

Mr. Simpson welcomed everybody here tonight. Mr. Logan ruined my little speech about the 190 West Lincoln Highway. But that's okay, I'll go over it again, that it's kind of a last-minute thing. I was asked if I wanted to take a quick tour of it and I couldn't get there quick enough. The place, they've done an outstanding job and this, they had a potential investor that they were showing what can be done to take old and mix it with new. And just from what I've seen, it's amazing the job that they've done. I just can't say enough. I mean, it's the first commercial building that we've had in over 50 years and it really looks good. I mean, it's amazing on the inside though, you mean. I was in the old G. O. Carlson building when they were trying to sell it and, I mean, it was disgusting. And then to look at it now, I mean, you shake your head and say, "That's not the same building. It can't be the same building." But they've done an amazing job with it. Other than that, we can get out of here pretty early, so I'll keep my mouth shut. Thank you.

Mr. Folks thanked everybody for joining us tonight. Wow. To the residents of the second ward, thank you for letting me do my thing. And to the council, thank you for letting me do my thing. Have a good night. Be blessed.

Councilperson Graves wished everyone a good evening, I should say. We thank you for everybody who has joined with Zoom. It looks like we were able to spread it around pretty well, because a ton of folk joined. I see a lot of new names on here, so thank you guys for all of that. Mr. Logan, you mentioned the 3D mapping and mapping of open space and marketing that to developers. I think it's important to know that there's a model for community members to have control over land through a nonprofit called Community Land Trust. This is a shared equity and community home ownership and community asset. It allows homes to remain permanently affordable, because the Land Trust, the nonprofit Land Trust owns the land and buys land, like all the land that would be on the 3D map, or as much as it can, and enters into long-term lease with tenants, to make them become homeowners. Community Land Trust are often used to make housing permanently affordable in communities, but also can be used for commercial and retail property. It really does balance the interest of residents who live in community, and also the public interest of promoting wealth and economic growth in communities. If anyone has any questions about Land Trust, please feel free to reach out to me, and we can start talking about how we can get community members together through Land Trust to own all of the land on 3D mapping, because that would ideal. Thank you, guys, and have a great and blessed night.

Ms. Al Amin wished everyone a good evening. I just want to thank everybody for coming. I too see a lot of new names on here. I hope folks that aren't vaccinated come out Thursday and if they can't make it Thursday, I hope they can get to New Life to get vaccinated. Even know the county as a whole is dropping in numbers, Coatesville continues to rise. We are up to 1,189 positive cases and we have added an additional death. So, Coatesville is not really following the path that Chester County as a whole is following. I hope everybody continues to stay safe, wear your mask, get vaccinated if you're not vaccinated, and have a good night.

Vice President Green wished everyone a good evening. I too am encouraged by seeing so many new names on the Zoom. My belief is that the virtual has allowed more people to attend our meetings. However, these last few weeks there's been so much Facebook meetings about what the city is doing or not doing. And, like I said, I'm encouraged that people are on, but I'm not encouraged by the fact that they're not asking the questions or participating in citizens hearings. Because, so much misinformation is disseminated out on Facebook all the time. We know when it comes to developing in our community, we've been waiting, and hoping, and praying, and moving, and there's so much going on. I just encourage the participation, because in coming to the meetings you will then begin to find out what is going on for real. Don't get caught up in the things that you hear that people are speaking, and they're speaking out of ... I'm going to say the word ignorance. And when I say ignorance, it's because they're not knowing. I think people like Sue Springsteen, who post her stuff and even makes the comments to clarify what is going on in the city, there's a lot going on. But when it comes to development, the city is not a developer. We're not in charge for developing any of these projects. The city has incentives that we're trying to offer, that's what the Opportunity Zone was about, trying to attract the developers. We, as community, if we can see that word unity in there, have to understand that we have to play our part. I'd like to thank again Arlene Miles and her group for all the cleanups week after week that they're doing. I really want to bring her here and ask to acknowledge her, and the young people, for their sacrifice that they're making cleaning up the city. I tell you what is so discouraging is, when they clean it up, the next day we see [inaudible 00:59:19] and trash, and stuff just put there to replace it. We have responsibility, as a community. I think sometimes people forget that even though we sit up here, or even though we're here holding these seats, we live here in the community. We're just as concerned, if not more so, wanting to make sure that we are making a difference, that we are doing and pushing what our constituency wants. I'm just encouraged by having the people on, but I would encourage more participation. Ask questions. We

may not be addressing everything that you may be interested in, but that's why we have the citizens hearings for agenda items and non-agenda items, to get clarity, to get an understanding. I thank everyone for tuning in and I'm just encouraged by the amount of people that were on. Thank you.

President Lavender-Norris thanked everyone that's attending the meetings and just to reiterate what councilwoman Green just said, don't just show up the meetings. Get involved. You may see things from a different light than we do. It will offer up a whole conversation, a whole discussion, and we can reason together. That's what we're here to do, to hear what you have to say, incorporate it with what we know to be so and make the best of it. So I want to thank you all for participating and encourage you to continue to participate, because the city has a bright future ahead and I'm excited about the trajectory, personally. I'm excited about where we're going. I want to also acknowledge our police department, because they've been really busy. I just want to say thank you. Chief, please communicate our appreciation to the officers and for you. I just want to say, for those of you who know the worth the prayer, keep our officers and administrators in your prayers, because when things are moving there's a lot of challenges. We just want to be able to overcome any challenge that's set before us. So thank you so much for attending, please come back again. Have a blessed evening.

Adjournment

Mr. Folks made a motion to adjourn the meeting at 8:35pm; Mr. Simpson seconded the motion. Motion passed 6-0.

This meeting will be conducted remotely and live-streamed over the internet at the following link:
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