



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, October 25, 2021

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

Council Absent:

Staff Present James Logan, City Manager; Charles Huston, Assistant City Manager; Robert Jefferson, Solicitor; Richard Troutman, Finance Department; Chief Jack Laufer, Police Department

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

Approved Minutes

Vice President Green made a motion to approve the October 11, 2021 meeting minutes; Ms. Al Amin seconded the motion. Motion passed 6-0-1. Councilperson Graves abstained from the vote.

Approval of Accounts Payables

Vice President Green made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 7-0.

Presentations

1. Preliminary Budget Presentation by Rich Troutman

Mr. Troutman announced this is the initial presentation for the budget for 2022. It is primarily about tonight being approving the ability to advertise for the public meetings. That is singularly the most important part, secondarily will be to transmit some information to you on the basics, as we've put this budget together. So, we're going to provide some highlights, but those are the three dates that will be published, assuming approval they'll be advertised tomorrow for those three dates. The major highlights, balance budget for 2022. So, 2022, we know that 2020 ended with a balanced budget. And I'll let the cat out of the bag. We are pretty sure that we're going to be able to hit budget in 2021 as well. I have to caveat that... I'm an accountant, I have to caveat. So, we have to be a little cautious, but we have the single biggest thing that's left open is the Earned Income Tax. That quarterly gets filed in November. With the economy, with everything that's going on, we hit budget in October based on what we got today, so we're comfortable that we can project that. But it's still not a certainty. We've got the economy and a lot of stuff going for us. Anyway, that's what the basis is. And we don't need any reserves, because it would be balanced. And the other pieces of that, that's just as critical, is we're projecting to do it without a tax increase for 2022, and without an increase in the solid waste for the owner residents.

Vice President Green asked with us putting the solid waste out for a bid you're just not anticipating that the cost may be higher. Mr. Troutman replied well, here's my accountant caveat. Is, the future years, that's a major unknown. At this point we have significant cash reserves in the solid waste fund. So, the bid would be effective June one, so it would be for seven months. So, we have our price locked in for the first five, for the solid waste. And these are the kind of things we'll go into more detail in the budget workshop and presentation. But

for our purposes right now, it's tight on the solid waste, but we think we can work through it. And it just seemed to us that the risk reward was to make it work moving forward for the year 2022, and then when we get the actual bid in and council decides who they're going to opt for, then from 2023 we can factor in what's going to happen. We thought that was fair than coming to you and saying, "Let's pick a percentage that we're going to guess at." And then have that debate. You deserve better, more solid information, to make the decision off of. So that was our basis for where we're at right now.

Mr. Folks asked we are planning to hire more people. Now, we're going to get the money out. Mr. Troutman replied all right, so, the simple answer is, there's a significant number of things that have happened, positive. And I'll show you, we'll get there. So, you're just ahead of your time right now.

The major highlights, there's roughly two dozen projects, development projects, that are actually starting, shovels in the ground, if you can use that term. They're internal building developments, construction. There're things happening that when you quantify those it flows through as development. There's a number of activities. The second check mark is one-time RDA property sales. As opposed to last year, when we were trying to project out and estimating when it might happen. The two of them are pretty much locked in for being in the first six months for next year. So, that's a significant piece of the growth. And the third, as has been alluded to in a couple different ways, home values are increasing. There're more transfers of homes. There's more transfer of real estate tax coming in. The commercial reassessments. We had one establishment go from \$12.4 million to \$16 million retroactive to 2020. And it goes to \$19 million in 2021. So, there is a \$6.4 million growth at one property. Albeit probably our biggest in the city. But the point is that that helps turn it positive for the reassessments. Mr. Simpson asked if this was because of a possible sale. Mr. Troutman replied no, No, not that I know of. Mr. Simpson stated when Arcelor Mittal sold, obviously it was sold for significantly higher than when Mittel bought it, wouldn't there be some significant increases in it. Because they were a one time. Did we see anything, real estate transfer tax? Mr. Troutman stated no, and we're not so certain they actually sold the assets. They might have transferred the ownership without selling it. I'm not the lawyer, so I don't know how all that transpired. But the transaction I'm referring to was a deal with one of the property owners had with the county, they settled on those amounts. So, that was something back in 2019 that was in court and they settled on that valuation. Mr. Simpson stated so, what I don't understand is when Steel Mill first sold the city received over \$2 million of revenue came in through a real estate transfer tax. So, numerous times since then, then why wouldn't we see the same thing for this sale? Vice President Green stated they don't have that many buildings. Remember that 120 is gone. They gave that to a museum. Mr. Simpson stated I understand that, but at the same time when they say that the property is worth a certain amount and that's what it's assessed at, and then they sell that for a lot more, wouldn't there be some way that we can go and say, "Wait a minute. Your business is down. Wouldn't it be based on the property value?" Mr. Troutman explained I think that's one of the things that we would research through our lawyers to determine how that transaction was structured, as to whether we would be entitled, or when the deed might have closed. I don't honestly know how that transaction was structured. Mr. Simpson stated yeah, but whether you transfer or... So, you're saying that the property owner gave it to the new people? Mr. Troutman replied I don't know how it was structured, Mr. Simpson. Mr. Simpson stated well, we need to find out because that's a significant estate. Mr. Troutman said we will ask the lawyers to research that. Ms. Al Amin asked even if they gave it to them on the new transfer, wouldn't the new

owner be liable for it. Mr. Simpson replied correct. You can't give something to avoid paying taxes. Vice President Green stated it's only on the two buildings. The 120 is out of the picture now. And that was the big one. Mr. Simpson stated we can't do that. You've got to pay inheritance taxes. Vice President Green stated it's only the metallurgical building and that building on West 10th. 120 is gone. That was the biggest part. And that's gone. Mr. Simpson stated yeah, but they're putting the new expansion in it right on 1st Avenue. Mr. Troutman stated we'll find out what the actual process was of the sale. But at this point in time there is nothing reflected in any numbers, or anything to do with the steel mill closing.

The next major bullet point is that as part of the 2022 budget it includes doing the \$1.5 million-dollar pension that we've talked about at previous meetings. It talked about 3.4 net staff additions. And several of the capital plan undertakings are listed here that are being in the proposed budget. But essentially between the uptick with the developments and the one-time sale, and then some other things that we've... The initiatives. Most, if not all of the recommendations that are in the strategic plan involving money at this point have been implemented, or projected to be involved. So, that's also going to be part of the improvement for next year. Mr. Simpson asked if we're not raising taxes, then we've got to balance the budget, and we're still putting in an additional \$1.5 million? Mr. Troutman replied yes, there is that much development and one-time sales happening. So, we're starting to address some of these backlogs.

Now, part of that is the stormwater for the assessments basic engineering and rebuild, that's grant money. Part of the parks, Palmer Park is grant money. The Ash Park water works is part of the grant money. Abdala Park Fitness, grants. President Lavender-Norris stated that was grant money. Mr. Troutman explained the sidewalks are actually out of pocket. But that's just one of the things where the city's in a position to finally start addressing some of the deferred maintenance. Because some of these things that have been talked about are starting to happen. The Lincoln Streetscape is grant funded. The Millview is largely grant funded. Paving is a limited basis starting, but that's coming out of the liquid fuels, which is a dedicated fund that's not being paid for by general fund money. So, this all isn't being paid for out of general funds. It's things that we can afford to do because we don't have to use general fund money to backfill. So, it's all coming together as some of us have come up with the analogy to the Ginsu puzzle, that all these pieces are coming together that are intertwined, that are working. So, it really boils down to, Mr. Folks, for your purposes, the revenues. This is where the money's coming from. A million one of increased permit fees from the development projections that are happening, the sales of the RDA property, that's an \$800,000 increase over 2021. The assessment base, \$150,000 increase. License and fees and fines from more compliance, from more activity, for more things happening in that area. And then there's really only \$20,000 in all other. Similarly, on the expense side, the pension is a million five. And the engineering professional fees, there's almost \$500,000 that's projected. That's generally tied to the permit areas. So, they go hand in hand. The payroll, we've talked about 3.4 additional employees, that quarter million, most of it is for those 3.4 employees. And they're in areas of pain. The public works, the codes, those types of areas. All other net actually to \$53,000 less in every other thing. So, I would suggest to you, and I'll have to prove it, but the budget review should be pretty much focused on seven, eight items, of which about half of them we've already talked through. The pensions, and the RDA properties. So, I'm suggesting that we can focus on these types of things, and that will be the bulk of the budget process. Mr. Folks asked if these numbers are accurate. I'm just saying it. I mean you're putting it out there. Mr. Troutman replied yes, I know. And you're going to hold me to

it when we go through the budget meetings. And then you'll be able to test it and say, "Yeah, I'm comfortable." Or, "No, I think you're saying BS." So, we'll talk and go through that. And then what we're really talking about is we're going to be budgeting six funds, just like we did last year.

The general fund is by far the biggest. It's the day to day operations of the city. And the other ones are specialty funds, dedicated funds, that have a specific purpose, and therefore they have a specific self-contained module, or model, if you will. And this will be the numbers that we'll be starting with within the budget, is the \$12.8 million in the general fund. You can see the six funds are there. The capital reserve is by far the most complicated. Because it is trying to project out grants and projects and when projects are going to start, when they're going to end. But, with the capital reserve I would make the point that we believe the 30&82 and the 3rd Avenue train station are both projected to be done this year. So, they're not part of next year's projects. But you'll see the list when we get to that point. Again, the primary purpose of this is to set the stage for the advertising, and to inform you some basic information.

You will be getting a book, similar to the last year. So, we're stuffing it as we speak. So, you'll get a similar book that you had to last year that we'll walk through and work through. And I don't really have anything to add. The basic part of the finance presentation was going to be, we think we're going to do okay when it comes to the 2021 budget. So, you really don't need to hear from me again, tonight. Mr. Logan asked Rich, just real quick, so that we're clear. These are preliminary. We still have a few tweaks to make, but in addition to this, what you just illustrated, Rich, can you just tell us, when you shared the RKL report, we were here a couple of weeks ago with RKL, are these in line with what's coming out of that analysis? Mr. Troutman replied yes, so a couple points there. One is, of course there's a few things we don't have yet. We don't have the final insurance quote. We've talked to the broker, they told us a number to estimate. So, we used that estimate. So, I tried to be reasonable as to what we think the year end will end at. But we do have the health insurance quote. That's a million-dollar cost every year. And it's not going up. That's one of the reasons why it becomes a little simpler with the projections. And we already have the pension numbers. So those are locked in. So, there's big components that are locked in. So, to that point, that also reinforces your question, are these consistent with the strategic plan numbers. What you're going to see in the budget package is what was given to RKL and what they used for 2022. So, you'll be able to assess it compared to what we're projecting for 2022, and for what we're projecting for yearend 2021. So you'll see all those numbers side by side and you'll be able to make your own assessment as to whether it makes sense to you or whether it's something that you want to challenge on how we got to where we got. Does that answer your question?

Discussion Items

1. Meeting Minutes

There was no discussion on meeting minutes.

2. Coatesville's Preliminary Stormwater Report

Mr. Logan provide a quick update, a couple weeks ago, or maybe even last week, I sent an electronic copy of the preliminary storm water report. We have been working with Cedarville, the Chester County Office of Emergency Management, FEMA, PEMA, a number of non-profits throughout the community. And we have put together a preliminary report just to illustrate some of the infrastructure damage, as well as damages to private property, as

well as public property. In your report it gives you somewhat of a preliminary snapshot of some of the issues and challenges we have with the infrastructure here in Coatesville. Many of you know that Coatesville is a very old city, many of the storm water pipes in the system itself has been stressed. June 8th was the first test, which we failed. September 1st was the second test, which we failed. And basically, this is part of, whether you believe it or not, environmental changes, global warming. Call it what you like. This city cannot take the volume and the velocity of water that was coming down on September 1st. And that's just it. We could have had the most state-of-the-art storm water management system in place, and it probably still would not have functioned correctly. So, what this has done is this has revealed what we need to do moving forward. This Thursday we have a meeting with FEMA. They will come out, they'll do an assessment. As I said earlier we will be working with our engineering partner. And our next step is going to be submitting a number of applications to fund a study, as well as a construction of maybe replacement of storm water pipes, or an extension. What I mean by extension is maybe rerouting the way the system is right now. Coming from, what do you say, 9th Avenue, maybe? So, from 9th all the way to the Brandywine. That whole infrastructure may need to be rerouted. But I'm not an engineer. So, we're going to have those experts do what they do. And we'll come back with you all later once the grant application periods open up, and we'll start submitting them.

Vice President Green asked knowing that 30 is a state road, down at 10th Avenue and Lincoln Highway. Has PennDOT made any moves toward fixing that? Because that barrel at this point is starting to sink into the hole also. Mr. Logan stated to answer your question, we are meeting with them on Thursday as well. And we're going to address that. There is speculation that there is a collapsed pipe there. That's what's causing the slope, or the hole. But until they get down there with the camera to see actually what it is we don't know. Councilperson Graves stated I'm not going to say anything that really hasn't already been said about just having old infrastructure paired with climate change, other than, and you have FEMA and PEMA involved, other than the issues that are causing this flood are systemic, and we need long action from our state and federal government if we're going to be able to solve this. This is so much bigger than the city can begin to do on our own. So, I'm glad that FEMA and PEMA are involved. But we're going to need to be a part of finance infrastructure build, and that's going to have to pass. So, we need to advocate to have help there.

Citizens Hearings – Regular Action Items Only (3 Minutes)

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

Mrs. Hunt made a motion to close citizens hearings on regular action items only; Vice President Green seconded the motion. Motion passed 7-0.

Regular Action Items

1. Receive and consider a motion to approve 2022 Minimum Municipal Obligation (MMO) adjustment to increase Non-Uniform in the amount of \$16,671.00.
Vice President Green made a motion to approve the 2022 Minimum Municipal Obligation (MMO) adjustment to increase Non-Uniform in the amount of \$16,671.00; Mrs. Hunt seconded the motion. Motion passed 7-0.
2. Receive and consider motion to approve advertisement for Budget special meetings and work sessions.

Vice President Green made a motion to approve the advertisement for budget special meetings and work sessions; Ms. Al Amin seconded the motion. Motion passed 7-0.

3. Receive and consider a motion to approve a Resolution to authorize the City Manager to submit a Traffic Signal Maintenance Agreement, future modifications to the Agreement and future Applications for Traffic Signal Approval directly to the Department of Transportation on behalf of the City of Coatesville.

Mrs. Hunt made a motion to approve a Resolution to authorize the City Manager to submit a Traffic Signal Maintenance Agreement, future modifications to the Agreement and future Applications for Traffic Signal Approval directly to the Department of Transportation on behalf of the City of Coatesville; Mr. Folks seconded the motion. Motion passed 4-3. Ms. Al Amin, Mr. Folks and Mr. Simpson were the dissenting votes.

Mr. Simpson asked for the agreement? Mr. Logan explained basically it's a blanket agreement, PennDOT requires the city approval for this agreement. It's right before the solicitor's report. It requires the city to have a maintenance agreement with PennDOT. And this is for the new signal, signalization on 38th. Mr. Simpson stated he does not see the agreement in the packet, just a copy of the Resolution. All I have is a copy of the resolution, I don't have a copy of the agreement. Mr. Logan stated he would send him a copy. He provided a background of the agreement. I'll just read you the first paragraph. This agreement in pursuant of 74 PA's CS Chapter 92 relating to traffic signals, and 75 PA CS, 6122 relating to the authority to erect traffic control devices. To define maintenance requirements for all traffic signals within the municipality. So, again, this will be a blanket coverage of all of the signals that will be going up moving forward. Ms. Graves asked when we're talking about traffic control devices, those are just general stop lights and traffic lights and things like that. Nothing like adding cameras or taking pictures. Mr. Simpson stated he wanted to see the agreement. What are we signing up for? I know we have it in the electronic version it's just the resolution. Vice President Green stated that's what's in here. Mrs. Hunt stated that's what we have. Mr. Simpson stated there is no agreement. We don't have the actual agreement to see what we're agreeing. President Lavender Norris asked if there are any changes to the agreement? I mean we've had it forever. Mr. Logan replied no. No, there's no changes. This is a requirement of PennDOT, it's a state requirement. But I'd be more than happy to send you the paper if you don't want to vote on it right now. Vice President Green stated it's the same agreement. President Lavender-Norris stated it's the same agreement we've had for years.

Vice President Green made a motion to close action items; Ms. Al Amin seconded the motion. Motion passed 7-0.

Reports

1. Solicitor

Mr. Jefferson thanked and wished a good evening to everyone. Since the last meeting the solicitor has appeared at the court of common pleas in an oral argument on a zoning appeal for 338 West Lincoln Highway. The solicitor has addressed zoning amendment issues. The solicitor has addressed the church located at 209 West Lincoln Highway, consulted with the Codes enforcement officer, consulted on a personnel matter, and worked on certain land development matters.

2. City Manager

Mr. Simpson asked if there was a hard copy. For either the city manager or the assistant city manager? It's not in the digital. Mr. Logan stated I don't give you a hard copy. Mr. Simpson stated I thought we always required the city manager gives a hard copy? President Lavender-Norris explained we haven't had a hard copy since Mr. Trio.

Mr. Logan provide a quick update on the business and economic development. In executive we talked about real estate. I didn't get a chance to talk about new investors. We do have a number of new investors that continue to come to Coatesville. They are looking for investment opportunities here, throughout the entire city.

So, that's encouraging. Last Friday we were able to celebrate the new train station groundbreaking event. That was on October 22nd. That marked the construction of a new ADA compliant train station. This project represents approximately \$65 million in construction and economic development for the city of Coatesville. The project design includes a construction of a new ADA accessible train station. Elevators, lighting, parking, pedestrian access to the north and south platforms. The estimated projection for project completion is 2025. So, we're hoping that that's going to be a little bit earlier than that, but that is the projected completion. In addition to the groundbreaking ceremony, I just want to say that the partnership between PennDOT and Amtrak has been a wonderful partnership. We have meetings on a monthly basis to discuss how this is going to move forward. They have provided us with resources and technical support to make this happen. And we're very excited about it. And we also have the opportunity to be working with SEPTA as well. SEPTA has come forward. They will restore service back to the city of Coatesville once the station is completed. And that's going to provide a lot of opportunity, not only for our young people, but for our adults that just want to get to other destinations throughout the county and the region. So, good things are happening in that respect.

I mentioned the storm water management. We are, as I said earlier, working with FEMA and PEMA, along with the county. The county will be releasing grant information to assist municipalities on storm water mitigation as well as infrastructure repairs. That should be announced in the next coming weeks, or the upcoming weeks. As I mentioned, our engineering consultant has conducted a preliminary review of the critical flooding areas. Many of you know the hardest hit areas were 5th, 6th, and Olive, and Harmony streets. In addition to the city of Coatesville working with the county we're also working with a number of non-profit organizations, the Brandywine Health Foundation, and the BVAA, which is the Brandywine Valley Active Aging. They are responsible for launching the Red Umbrella Response Fund. I think right now they are approaching \$165,000 with hurricane relief. And that money is slated to help and provide assistance to individuals that may be out of homes or suffer damage in their homes during that September one storm.

We ended last week, or I should say October 15th, with the Sounds of Summer Jazz series conclusion. It was a wonderful evening. A lot of our residents came out. Some of them I see in the room. I did see you eat the fish, and I saw you dance on the lawn there. It was a great event. My thanks goes out to the city council members for allowing us to do that this year. As you all know, last year we weren't able to kick off a number of our events, so we were very happy to be able to provide a Friday night kind of wind-down for a number of our residents here in the city. There will be a recap that's going to be posted on the Coatesville YouTube channel in a couple of days. So, stay tuned for that. I think it's called The Coatesville Sounds of Summer Recap.

Assistant City Manager

Mr. Huston welcomed everyone to tonight's meeting. Just to start off as we have the last few weeks, because it's still critical in the county, from the Chester County Health Department we remain high. That is now six consecutive weeks of being on the high scale. However, on the positive news is that from our high of about 160 we've dropped to 104. So, we are seeing lower numbers in COVID in Chester County. So, there is some advancement on that. There were 10,000 tests performed this past two-week period as opposed to 12,000 reported before. So, it's moving in the right direction. Vaccination rates have basically stayed the same. 60% for fully vaccinated, and about 70% for partially vaccinated. The highest vaccination rate, again, is over 60. We are seeing some of the numbers now as the young people have now been allowed to start having some vaccinations. We're starting to see them rise among the under 19s. So that should be interesting to see how it effects our numbers over the next few weeks and months. Coatesville School District remains in the top three. We had 139 incidents per 1000, which was down from 180 per 1000 two weeks ago. Avon Grove has now moved to number one, and Oxford remains in number two. The comment that is asked is why are we using school districts. The county has stopped using zip code numbers and municipal numbers. So, the best we can get for local data is by using the school district numbers that are being posted. So, that's where we go. A quick reminder is that we are in masks still in the city. So, please adhere to the signs out front, and we're good to go.

In Public Works, first off is we are looking for a Public Work staff addition. It is on the website. And I'm not going to read you the whole thing, which I typed out, but I'll just tell you, you can always type in public works, or Coatesville Trash Recycling jobs. Or Coatesville jobs, it will come up the same way. So, if you want to go into that, that's fine. And we'll see where we are.

On Palmer Park stages two and three, the first phase was completed last year, two and three will start hopefully this fall. The contractor has been chosen by bid process, so now it's a matter of having some pre-construction hearings going through some finalizations, and hopefully get going over the wintertime, so we get into springtime we should have a phase two and three. Now that will encompass the entire block now. So right now, we only have the one corner done, but this will actually encompass the entire part of Chestnut Street up to just short of Merchant Street. So actually, we're looking forward to having that work going on as well.

A comment quickly on trash and recycling, I know we've had some concerns about trash recently. We are aware, and have been working with Eagle to expedite and clean up the issues. We believe we are getting better. The numbers of phone calls coming in from our residents has dramatically dropped off in the last two weeks, so that's a positive sign. One thing we will concern ourselves with now is there is an issue both reported by Eagle and by city residents, that we are co-mingling recycling and trash. And that is a no-no in the State of Pennsylvania. So, we need to get better at it ourselves, and also Eagle needs to focus on it a little bit more themselves. They are opening the toters, and if they see trash inside the toter they will not take the toter. They have been asked to leave a note to the home owner, be able to tell them, "This is why it's not being taken, please clean it up and we'll come and get it next week." So, hopefully that is what they are adhering to. But what they call that is dirty recycling, and we cannot have dirty recycling go into the recycling system. It will get kicked out. So, we have information, again, on our website. You can go into Coatesville Trash, or

Coatesville Recycling, and they'll have all the information you need for what can go into a trashcan, what goes into the recycling bins, how it should be handled, cleaned. Little things like even no lids. They don't want the caps on water bottles. So, all of that information is out there for you to read.

Moving to Codes, we are still looking for two additional staff people with Codes. Especially right now to work on the quality of life, to get out into the city and see where we are in trash. Overgrown weeds, and that type of thing. Parked cars. And we'll get those things working on by having two new staff people come on shortly. We have a couple of resumes in, so we'll be doing some interviewing, but if you know anybody who's interested in working for the city, going through quality of life concerns up and down the streets of this city, we'd be glad to hear from them. A background in Codes would be great. What we're looking for, though, we can educate. As long there's somebody who's highly organized, knows how to handle paperwork, can file things the right way and be able to work with people. Because one of the jobs in quality of life is you may be confronted by a home owner. So, you need to be able to handle that kind of negotiation with folks as they come to you. So yes, if you know anybody that fits that, please do.

And then weather related. The weather forecast said 10:00. That didn't hold up, but they're predicting, and this is coming from some concerned citizens about the storm water management. Public works went out today, cleaned up some of the problem intakes, did some work to make sure the trash was moved away. We don't believe this was a problem, we are not in the flash flood warning zone according to the National Weather Service, we're on the western edge. But I just looked at my radar, if you saw me poke my phone I apologize. It actually moved a little bit more away from the ocean and into us. So, we don't think we'll have a problem, but I know to allay the fears of some of our residents, who as soon as a raindrop falls they are concerned, and I get that. We have been out today clearing in preparation. Hopefully we'll get there. But if you have totes out, look at your neighborhood, pick up some trash that flows in. Our biggest issue in clogging is actually trash. It flows down the hill and gets stuck in those drains and then we get clogged up. So, that is my report.

3. Finance Director

Mr. Troutman did not provide a finance report at this time.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

President Lavender-Norris stated with our citizens hearings you have a three-minute timeframe. I just ask that you make your comments and when you hear the buzzer please finish up your sentence and hopefully return to your seat and listen to the rest of the meeting. First up is Miss Wendy Whitaker.

Wendy Whitaker

Ms. Whitaker voiced her concerns on stop signs around the park. Along Walnut Street between 3rd and 4th Ave, just to slow down the traffic. Also, it's just a straightaway from Lincoln Highway on 4th Avenue straight up to Oak Street. And it seems to be a raceway. There're no stop signs in between Lincoln Highway and Oak Street. It's just a straight shot. And there's a lot of traffic going up and down. That's one thing. Also, stop signs possibly between 4th Avenue and 3rd Avenue on Rosemont. Kids going to the park, it's dangerous. One of the residents was saying police said, "Oh, they might be just going 25 mile an hour." 25 mile an hour is still too fast in that area where there is kids playing. I was also curious as who owns the parking lot on the southeast corner of 3rd and Harmony Street? Where there's plenty of cars that are just parked there. I was just curious if the city owned it,

or who owned it. You know? Because it's not very appealing. Okay. And then there was an issue at the 162-64 Rosemont Avenue, where they had a roach infestation. And the people are still living there. I don't understand. They had someone come in and clean out. Now, the former owner, he took care of extermination once a month. But now that new company that's taking over a lot of different... I don't know the name of the company that's taken over a lot of rentals and things. Since then, the place has gone down. So, I think that whomever that business that is buying up properties needs to be checked. That's my time. Thank you.

Garrett McComsey

Mr. McComber thanked everyone for turning on your microphones. The past meetings on YouTube, the several past meetings it's been very hard to hear. So, just maybe before each meeting, I really appreciate that tonight that was done. So, thank you. I wanted to say thank you very much for last meeting's comments at the end of the meeting. I usually write down notes, so if I'm a little scattered tonight, I apologize. But for a long time, I've felt like I was on an island, just waiting for rescue. And you've heard problems I've had over the years, and things like that. But it was refreshing, but a little upsetting when you went around the room and also said the troubles you're having in your own areas with difficulty and things of that nature. So, I appreciate that. I've lived here a long time and I come to these meetings because I care. And that's why I'm here. And that's why I stay in Coatesville. I don't know how health or longevity is going to keep me here, but we have a lot of good landlords in Coatesville, and we have a lot of great people in Coatesville. And you know that. Families that have been here for generations. And for about the past 20 years or so, we've had a lot of good landlords, but slumlords have run game on this town. Because they've depended on you being understaffed and overwhelmed. And you know about my issues. But it's been happening for years. And what I'd like to do is, none of you are on this council forever, but when it comes to legacy of what you did while you were here, I'd like to see a year, and Mr. Troutman, I'd love to have a line item that says, blight. Where you live, sleep, and breath blight for a year, and take whatever money you need to throw at it. Because like Mr. Folks said at the last meeting, you can't have nice things unless you clean up the town. And that's what needs to happen. If the police department can send me a notification and a letter saying I need to get new paperwork in for my handicap placard, my spot, or I'm going to lose it within 10 days or so, you can certainly drill down to all the landlords in Coatesville and all the ones that live outside the city, after five miles, and say, "Who's your property manager? And when were they there last?" And that proves it. Not just calling them and they say, "Oh, I have a property manager." "Okay, thank you. Goodbye." This can be done. But we can't have nice things while there's blight, dilapidated properties, trash, mattresses, cars, properties that have abandoned landlords all over the city. We can't have nice things until that's cleaned up. And I love this city and that's why I'm telling you this. So, I hope I got it all out, and I hope it was clear to you. Because I usually write notes down, but sometimes it means so much that you get it out.

Walter Teal

Mr. Teal voiced a few concerns. Concerns number one, like I had stated prematurely, on 10/6 a tractor trailer got stuck in between the white pillars going into Elmwood Garden. It destroyed the storm drain, the stop sign, the curb, the grass. Please take a note I would like to see if we can try to recoup some of our money back for that storm drain that that company destroyed. Number two on my agenda of question is, 4th Avenue underneath the underpass, is there any way we can get the street crew to go up there and scoop up the hard dirt that's on the macadam underneath the train station? That's still the city's responsibility, the road itself. Even though it's underneath the train, if we could get someone to clean that dirt up, that would be nice when we drive under there. 3rd Avenue storm drain at the train station. You're talking about all the storm drain issues that we're incorporating. But if it serves my memory correct, correct me if I'm wrong, there's a company that's about to build an

apartment building, 200 apartment buildings up on Adams Drive, correct? Where all that water's going to go? Because there's no retaining pond in those blueprints, the last meetings that we were having. If we're already having problems with no infrastructure, and then you're going to put in apartments and sidewalks and parking lots, where's that water going to go? We already had issues, so that needs to be rectified soon, before we allow them to start building. And last and foremost, please, please, please, widen the road on Harlan before the start building anything. Like I stated to Mr. Logan and also whoever else was on that meeting, before they built Walmart down in Exton, they wanted to build a Walmart, they said, "No, put the bypass in first before you build anything." And we're about to build a 220 apartment building and the road doesn't even meet the specs for the State of Pennsylvania, for it to be two lane with one side parking. Remember those footage that those statistics that I gave you? I hope they don't fall on deaf ears. They need to be rectified, but first and foremost we've got to figure out how to get the water out of the city before we start digging holes anywhere. Plain and simple. Everyone here has common sense. Please use them. And I don't mean to insult anyone's intelligence, but common sense goes beyond what the policy is. You know if we already have problems with water now what do you think going to happen when we start digging 10, 30 feet in the ground. All right? Thank you for your time. Vice President Green stated she would talk to him after the meeting.

Vice President Green made a motion to close citizens hearings on non-agenda items; Mr. Folks seconded the motion. Motion passed 7-0.

Special Events

There were no special events at this time.

Council Comments

Mr. Simpson had no comment at this time.

Mr. Folks thanked everybody for coming out. I look at the news every day and Philadelphia, and I just want to thank the chief for your leadership in our city, for the men and women that go out and go beyond. Because I'm so glad we don't have that here.

Mrs. Hunt thanked everyone for coming and spending the evening with us, also bringing your concerns. And just know that they're not going on deaf ears. That we are doing our best to try and rectify things as they come. I want to, again, give a shout out to our staff for the awesome job that you're doing, and moving the city forward and maintaining things even as we go through this growing period. Of course, to our chief, awesome job, as always. City manager, assistant manager, finance director, and to my colleagues. It's always a pleasure to work with you as we try to put our heads together to do what's best for the city. Mr. Teal, I would also like to speak with you after the meeting, if that's okay. Thanks again, have a good night everyone. Be safe in this weather going home, thank you.

Councilperson Graves thanked everybody who came out tonight, everyone who is going to re-watch on YouTube for spending your time with us today, and discussing city business. I really don't have much tonight, other than just thank you all for coming out.

Ms. Al Amin thanked everybody for coming out, and thank you to everybody that signed the agenda, and gave us your concerns. I like it when the residents come and tell us what they would like to see in this city, because it's our city, not just council, not just admin, it's everybody's city. So, it's important to me to hear the concerns of the residents. So, hope that you continue to come and do that.

I hope everybody knows that Trick or Treat has been moved from Saturday to Sunday. There were some concerns, it was originally Saturday. And a lot of people voiced their concerns and they wanted it moved to Sunday, so it has been moved to Sunday from 4:00 to 6:00 pm. And again, just thank you all for coming out, and everybody have a good night and safe travels, thanks.

Vice President Green thanked everyone for coming out tonight. Again, I also like it when the residents come out. Each and every concern, Garrett, Miss Wendy Whitaker, Mr. Walter Teal, they don't fall on deaf ears. You know, Wendy, I feel your pain. And hopefully something can get done. That's something that needs to be handled ASAP. But I'm excited, also, about everything that is going on. Last Friday we had our groundbreaking ceremony. Miss Whitaker, you were there. For our new train station project that we've been trying to fix our rail situation for over 20 years. We've been trying to put a new station on 4th for the last 10 or 12 years. And God saw fit to bring it to fruition with the groundbreaking, so I'm just very excited about that. And I had the opportunity to be in town on Saturday and people were so excited from what had occurred on Friday, and being able to stand there and direct them through all the projects, or all the things that are going to take place in downtown. It's going to be like the domino effect. I mean there's so many things that are going on, so many new, we've been talking about revitalization, and for a lot of people things don't happen fast enough. But I guarantee you just hold on, because there's a lot going on in the city of Coatesville. I'm so grateful, of course, for our administration, so grateful for Mr. Logan, and Mr. Huston, our chief of police. The safety on our streets has improved immensely over the years. And it's opened us up to all kinds of things. So, as you see, as you look forward, please just hold on and watch and see the domino effect of all the hard work of our administration and our solicitor and our police department, it's getting ready to come into fruition. So, I'm excited, and I just want everybody to be excited with us. We're always going to have this infrastructure improvement, as Miss Graves stated earlier. It's real important that our government provides the money that these cities, not just Coatesville, but all throughout these United States, a lot of us have not had infrastructure improvement in 70 years, 40 years, you know? And with the amount of housing and the way that the climate is changing, whether we want to admit it or not. As Mr. Logan said, we cannot withstand the power that this rain and these storms have been bringing to the city. Everybody wants to think that the storm water, the drain systems are all clogged. But that's not the answer. The answer is we can't hold. Things have changed, and we just need to make sure that we can get the money and get the... Because we're talking hundreds of thousands of dollars it's going to take to improve our infrastructure. And that's not going to be something that's going to happen overnight. But the smaller things that we can do in the meantime, applying for the grants, working with PEMA, working with FEMA, our administration is truly on top of it. So, I'm excited. And I just want you all to be happy too. So, thank you all for coming out and we'll see you next time.

President Lavender-Norris thanked everyone for attending the meeting. I just want to echo my colleagues in gratitude, and the excitement with regard to what's going on in our community, in our city. And I want to just say that we have to come to a point where we all know that we have one common goal. And before we can reach that common goal we have to want to all grow in the same direction to get there. And an example of that was the groundbreaking for the train station. We had federal, we had state, we had county, we had local governments, and we had our residents. Everybody. Same common goal. Struggling, growing together to get there. That's one project. We have a lot of irons in the fire. So, my prayer is that we stay focused on the business of the city, and empowering our residents. If we can do that, we'll be the beacon. And with that being said to the staff, to our solicitor, our chief, to all, God bless you all. Thank you all. Everyone have a safe trip home tonight.

Adjournment

Ms. Al Amin made a motion to adjourn the meeting; Vice President Green seconded the motion. Motion passed 7-0.

This meeting was conducted live and posted on YouTube the following day on the link below:
<https://www.youtube.com/channel/UC1u3VUIQr4r0xII0xv1HmvA>