



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, January 28, 2022

Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, Councilwoman C Arvilla Hunt, Councilwomen Charrisse Allen, and Councilman Donald Folks Councilman Edward Simpson

Council Absent: Councilman Edward Simpson

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

An Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

Approved Minutes

Vice President Green made a motion to approve the February 14, 2022 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 5-0-1. MR. Folks abstained from the vote due to his absence at last meeting.

Approval of Accounts Payables

Vice President Green made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 4-2. Ms. Al Amin and Mr. Folks were the dissenting votes.

Ms. Al Amin stated so, my question, and I only have one, it's on page 14 of 42. For Eagle Disposal, I know that we chargeback when they miss houses, but from the last packet till now, the chargeback is only \$1,000. That's only 10 properties. I know more than 10 were missed. I'm not understanding why the chargeback is so low. Mr. Huston explained It's not a matter of miss. It is a matter of that they get back to it within 24 hours. So, we have to weigh out, did they get back there the next day to make the pickup. So, I have to go through this-- I go through a spreadsheet and that \$1,000 that they actually missed a route that month. But there's a lot of daily misses that our staff is talking to Eagle, putting a list together of daily misses and they're supposed to pick them up the next day. If I don't hear necessarily a second day, then I can only imagine that it was picked up and we move on from that. So, I only found \$1,000 this month to charge. Ms. Al Amin stated Mr. Houston, then you're going to have to find a way to communicate that to the residents, I think. Once the residents call and tell you, I'm not sure that they understand that they need to call again in 24 hours if their trash hasn't been picked up. Because the one young lady that-- Ms. Al Amin stated her trash hasn't been picked up for two weeks. And I'm not sure that folks are understanding, if their trash isn't picked up in 24 hours then they need to call back. And so, I think it's the-- my personal opinion, it's the city's responsibility to communicate that and I know I've gotten far more than 10 calls and I always do exactly what you ask me to do. I direct them to call city hall and leave their address with Barb, but I'm not sure of that. And I didn't know if it wasn't picked up in 24 hours, they were supposed to call back. So I think some kind of way, we're going to have to find a better method to communicate that to the residents, because I know more than 10 were missed for more than 24 hours.

Presentations

1. Swear in 2 New Firefighters

The Honorable Judge Gregory Hines swore in Full time firefighters Mike Lam and Brian Barret

2. Jazz Café – Bridget Dudley, Dennis Dantzler

Ms. Dudley wished everyone a good evening. First, I'd like to say good evening to Mr. Logan, Madam President, and council members. Good evening. Good evening, everyone. We're here before you in reference to our request for a parking lease. In your packets, there was some information given to you which outlined the city's proposal and our counterproposal, and first we would like to start out by thanking Mr. Logan and Mrs. Hunt, for taking time out of their schedule to meet with us on January 20th, regarding our parking lease and valet parking request. It was a good meeting, and we got a lot of good feedback from the both of them. And in doing so, they, the overall proposal from the city was that the lease request to rent the district court space and also the two locations in front of the jazz club, 230 and 236 would be acceptable. And we would be permitted to put covers over those meters in the front of those two said address locations, and that it would be our responsibility to ask people to move if they should be occupying that space at the time we're going to hood those meters, which would be a little before 5 o'clock, and then we would remove them upon closing at 1:00 AM. We're asking if-- and we're not really sure how this procedure goes, but we're going to ask anyway-- if, in fact, our counterproposal and this whole process could be voted on today at this meeting. I'm not sure if that's protocol or how that goes, but we're just putting that out there because we're trying to bring this to closure and get this component completed and done so that we can move on with the next task of opening the café. In your packet that we presented to you all, there was the city's proposal. I summarized the city's proposal, and also I submitted our counterproposal. Just so you know, our business is pretty small. Our capacity is 60 seats in the café so based on that, we're very budget-conscious and we're trying to get everything to come together financially as well. Our hours are from 5:00 PM to 1:00 AM and we operate Wednesday, Thursday, Friday, Saturday, and then on Sundays, we would be operating from 11:00 AM to approximately 4:00 PM on Sunday, with the brunch. As previously stated in our prior presentation, the lease would allow us to meet one of our business goals and that goal was to basically provide safe and secure access to parking. As you know, parking is a great challenge right now and there is a study that's going on which we were actually-- participated in the meeting which was very helpful and was really good meeting. But that process is going to take a number of years. And even if this is just an interim until that is determined and decided as to how Coatesville is going to handle the shortage of parking within the city, we would appreciate that as well. We're asking for a five-year lease. That may be a bit long but like I said, in the event that the final outcomes from this parking study show something sooner than within five years, then of course that's something that could be renegotiated or re-discussed, or however you always do it. But the bottom-line is that we want to help Coatesville generate revenue into the city, by bringing in this business venue that we're offering to the city. And I think we've gone over it a number of times and we've been really talking about this probably since the beginning of 2021. And like I said we're pretty much getting ready to hit the point and then start going down on the other side of the hill, which will be the construction inside of the building and getting things up and running. Hopefully by the end of spring, early summer. That is our target date to opening. So that's why there's this urgency of trying to get this put in place that is workable with everyone, with the city council and with Andre's Jazz Café. We thank you in advance for all your support that you have shown us since we started this process. We appreciate your time, your energy, your comments, and your feedback. But the bottom-line is that we can't do it on our own. And

that we need that help. And that's what we're asking for at this point. So, if anyone has any questions.

Ms. Al Amin asked if the proposed \$6 per space is for an eight-hour period. Because you're open for eight hours, right? MS. Dudley replied yes. Ms. Al Amin stated so, the \$6 that Mr. Logan proposed is actually less than what it would cost at the parking meter, right? Because the parking meter is \$1 an hour. So a space at a parking meter for eight hours would be \$8. So Mr. Logan's proposed cost is actually less than what the meter would cost, correct? Ms. Dudley replied this is true. But however, the caveat to that is that we looked at and have considered is the fact that there is no charge for metered parking at this time past 5 o'clock. So that's basically what we're looking at. There's no fee for parking on Sundays either. Ms. Al Amin explained our lot across the street from City Hall, anyone using one of the city's parking lots, there is a fee for folks to park there overnight. They have to have a permit. So that's not free parking for anyone either overnight. The meters are free, but leasing the parking lots are not-- they're not included in the metered parking.

Ms. Dudley stated okay. Well, I did not see where the district court parking lot was permit parking. I have seen that for some of the other parking lots. So, I can go back and look at that article again, but I did not-- unfortunately, I did not see that. Ms. Al Amin explained not the district court, the parking lot across the street. The district court, we don't allow people to use that for overnight parking. Ms. Dudley explained we would not be overnight, and it would just be during those hours of operation. So, we're not seeking to have overnight parking, it's just for that period of time, like I said from 5:00 to 1:00 AM, 5:00 PM to 1:00 AM. So we're not-- Ms. Al Amin explained I do get that, but I'm just saying the proposed fee that Mr. Logan and you met with Councilwoman Hunt as well. So, the proposed fee that they came up with, I mean, I don't know what the plans for that was but it is less than what it costs to park at the meters. During our event, we're going to collect money for the meters. And as Coatesville grows and more establishments open up, the metered parking out front I'm sure at some point will extend like every other municipality does. Vice President Green stated there is liability. Ms. Dudley explained we will have liability insurance and also the valet company has to have liability insurance. And as Mr. Logan had stated that they also have to have an application to do business with the city because it will be a private entity that's going to be responsible for that. So, there will be the liability, like I said, from our business liability but also the vendor that's providing the service will also have to have liability insurance as well. President Lavender Norris asked if there are any other questions or comments? I can tell you Ms. Dudley, that we cannot vote on that this evening because we cannot address our agenda. We can't make amendments to it. So we can put it on the next agenda for our next meeting. We can't add or take anything away from the current agenda. Ms. Dudley asked for a vote, you're referring? President Lavender Norris replied yes. President Green explained on the on the contractual thing. We have to discuss the contract. Now, you're wanting us to vote on the contract that you gave. I haven't even read the contract. Does it need to be a more definitive contract? On the contractual thing. We have to discuss the contract. Ms. Dudley asked for clarification then because the district court parking lot, is that a metered-- I mean, a permitted parking lot? That's what I understood this Al Amin to indicate that you can't park there unless you have a permit. Vice President Green explained but it's public-- and I'm not even sure and I'm not going to say, but it's a public parking lot that you are asking us to not allow anyone else to park here, that you have the lot for \$200 a month. That's her issue. I think that the issue is you're asking us to give you the lot for \$200 a month as opposed to Mr.

Logan's proposal to you for renting the lot. Ms. Dudley explained no, we're not asking you to give it to us. We're asking to rent.

Vice President Green explained I wasn't saying give. Your proposal that you pay \$200 a month for the lot for every day that you're open, as opposed to Mr. Logan's proposal of \$800 on that per month. That's the proposal. MS. Dudley explained his proposal was \$810 per week. Vice President Green asked how many days are you open. Ms. Dudley replied Wednesday through Sunday. Vice President Green explained it's \$6 a spot, right, for 27 spots [inaudible]. Do you think that you need that many spots? Like do you have-- you know what I mean? He's giving you the rate so you can choose. Was that an option, how many slots you want to reserve 27? Mr. Logan explained the rate is just based on the number of spaces. Mr. Dantzler stated So basically, I think it's four days. We're going to use it 15 days out of a month. That's it. So 15 days out of the month, so. And what you're proposing is really out of our league. We can't afford to pay that \$810 per week. We can't afford to pay that. Well, like I said, we just started. We're not even open yet, so. All the money that we've been putting into this so far has been our profits. And it's a lot. I mean, as time goes on we'd be more happy to increase the rent. At least if we would make more money, we'd be more than happy to increase. Vice President Green explained what I'm saying is, I guess he gave you that rate based on 27 slots. So you may not-- you won't need 27, you may want to reserve 10. You know what I mean? As opposed to the-- the \$810 represents all 27. Ms. Dudley replied correct, that's correct. Vice President Green stated you may not want 27. You may only want 10. So it'd be 10 spots at that \$6 rate. President lavender Norris asked To me, we're talking roughly \$3,200 a month at Mr. Logan's proposal. So as opposed to 3,200 for him, you want us to take it from 3,200 to just 200 a month? Ms. Dudley replied Well, that's what we're saying. Bottom-line, when you're negotiating, okay-- I mean, Mr. Logan has put out what he feels is equitable. And we have gone to what we feel we can handle. Now, if Mr. Logan says, "Well, you guys say well--" I mean, let's just keep it real. If you say, "Well, that's too low. I mean, what's the absolute best you can do?" I mean, it's just like when you purchase a home or anything else, or a car, you negotiate. That's just a part of doing business. But we're trying to be very upfront and honest about what our means are. And this is what our means are right now. Now, maybe that will change. I mean, maybe we don't need 27 spots. But then maybe we end up needing 50 spots. I mean, that part, I don't know. I can't say how many people but we're not going to be charging people an arm and leg for valet parking for one thing. Because that's not what we want people to have to focus on, that I got to pay you a Philly rate to valet park my car. No. It's going to be affordable and reasonable. And that, basically, there's no profit in that. That's really going to cover the cost of the service. We're not looking-- that was not put in as a profit-making component in our business plan, to do the valet parking. Yeah. It's more of a service. Vice President Green stated the thing is that it is a public parking lot that we set precedent to-- every business wants parking. Every business wants more parking. So, do we do this? If we set this like this, you're asking for a private agreement at \$200 a month. If we do that then what do we do for the next business? Because these are public properties. Not like it's private entities. Actually, this is public parking which ordinary resident who lives on that street will have to pay to park during the day while they're in their house. We charge them \$1 an hour. And that's where they live. That's not a profit business. That's just a residential. And they're paying \$1 an hour to park there during the course of the day when the meter is charged. Now, at night they don't pay. Okay. But during the day, they pay \$1 an hour. And you're asking us to waive that for you, a business, to make a profit, over a resident, who lives there, who's paying to park where they live. Ms. Dudley clarified that they never asked to be

waived. Vice President Green explained it was not waived it was \$200 a month. You don't understand what I'm saying. I'm not saying anything about you to be given something. If I'm using the wrong word, I'm sorry. I mean, I'm just saying that you're proposing \$200 a month for the parking, as opposed to a resident, who lives there who pays \$1 an hour during the morning till 5 o'clock. So you're asking for us to waive or reduce for your for-profit business, as opposed to the resident who lives there, who has to park there because of parking meter charges them \$1 an hour. Ms. Dudley asked what do you charge for the district court parking lot? What is the permit rate? Mr. Logan explained district court is part of the City Hall's building. It's part of the municipality. We don't charge during the day for parking, we don't charge at night. It's part of this building. That's why, what they're proposing is a totally different lease agreement. There's no parking in district court. No one parks in district court unless it's during business hours. So it's not open for parking at all. Ms. Dudley asked how come that's been presented, then? If that was never an option-- it hasn't been presented. Mr. Logan replied you've asked me if the city would entertain allowing you to park in district court. I said, "Yeah, that's possible. Yes, that's possible." Because we don't use it at night. So it would be-- you would pay whatever the parking amount is if that particular lot was a kiosk or if it was meter, and that's the number I gave you. Vice President Green explained the reason is during the day, you can't park in the district court lot. They have to pay at the meter. Even though the parking lot is open, they can't park there during the course of the day. You know what I mean?

Mr. Jefferson explained and this is just in the presentation blocks. So, no decision will be made tonight formally, just their presentation to council. So, this may be something that may be discussed later with Mr. Logan and the applicants or the requesters. So, I don't know-- Vice President Green stated but yeah, if we could because there's a big gap in the difference between the district court and municipality. So a huge a gap. So something has to come in the middle. You know what I mean? Because I can't, I mean, I can't justify for-profit business allowing you to pay a small amount like that, and then making residents pay \$8 or \$1 an hour for parking for being at home. That's my position. So I think that we-- coming in the middle for something like that has to be worked out. But I just can't justify someone paying more to be in their home than a valid business, for-profit business. Mrs. Hunt stated that I think when we had the meeting and we discussed about the fees and they had talked about the amount of it, and it was suggested, they asked if they could negotiate the price. And so that's where we were. Okay, you go come back with a price-- or rather the quote, rather. Not a price, a quote. And they present it to council, and we'll see where we go with it. And I think that's where they come up with the \$200 or what they thought was good. But I think even though they're meeting several times, can get discussed about the afterhours if there is no fee to park, so is there some kind of way we can work with that? But again, with the municipal parking lot of the court, then it's not really open to the public just to park. So, I think what we have to do is get a better quote and then go back and discuss it. Mr. Dantzler thanked Mrs. Hunt. Vice President Green stated I think this parking study is so overdue. We ran into the same issue with OIC and they had to rent a lot from the church to provide for their people coming in to take classes. You know what I mean? And they had to pay to do that, they had to pay for the people that come in. MS. Dudley stated I understand. And trust me, this was not the first place we looked at. So, I mean, we're trying to make it work, so, and trying to keep people safe. That's really the biggest thing about this. And safety is just really crucial. Mrs. Hunt stated okay. I mean, I'm very aware and sensitive of a startup business. Been there. Done that. So sometimes, in order to get up and moving, you have to compromise a little. So as much as you may want the valet parking right now, is that

something that can be put on hold until you actually see the volume of your business, the clientele of your business, start being able to make a profit from the business as opposed to going into total debt with everything on trying to get started? And I know what your concerns are. But I'm just putting that out there. Ms. Dudley said well, that's just one of the attractions, really, also, because Coatesville is just suffering for parking. I mean, it just really is. And some businesses have an adjacent lot. Unfortunately, we do not and you can't park in the rear. So with respect to that, it's just-- Mrs. Hunt said I mean, the offering is certainly a great feature. It's certainly a great feature to be able to offer that. But we have to look at the bottom-line. We're going to send people to make sure it is something that's feasible to have at the very beginning of the onset of the business. Or if it's something that you can entertain adding-- being able to add that as a feature. Mr. Dantzler said That's something we can think about. This is basically what boils down to the breakdown of Coatesville, except not for the sake of people who've walked out arrived at 2 o'clock, 1 o'clock in the morning, 10 o'clock at nighttime. Ms. Dudley explained people aren't parking their cars. So nobody is going to be entering that lot. President Lavender Norris stated we can have this discussion. But what I'm saying is we can have this discussion another time. Because we have other matters on our agenda that we have to get to. Please, don't think we're shutting you down. We have to keep moving forward. We've been on this since 8:02 and it's 8:28. We haven't gotten any further. The discussion has gone in circles so it's going to end up being a matter of sitting down at the table. And honestly, it's going to cost you and it's going to cost the city at the same time to come to a happy medium. But that discussion and that medium is not going to be found here tonight. That's the bottom-line. We can't vote on it so take the time, tease it out as much as you possibly can, then we can put it on the agenda for a vote.

Mr. Dantzler asked when can we meet with you guys? I mean, we've been trying to end this thing since April. He asked if we need to meet with all of you guys if possible because every time we come back something's changed. Mr. Jefferson explained It would be a discussion involving a business so you can't discuss it, either. So you would be physically having a discussion whether a decision is ultimately made or not. You would still be discussing agency business which would be problematic under the Sunshine Act. Vice President Green stated you can meet with Mr. Logan and Mrs. Hunt and if they want to set up the meeting with them, I'll come to the meeting.

Discussion Items

1. Minutes

There was no discussion on meeting minutes.

Citizens Hearings – Regular Action Items Only (3 Minutes)

Lauren Shannon-Bailey

Ms. Shannon Bailey wished everyone a good evening. Thank you for the opportunity to just to briefly talk about the resolution which we're hoping that you all will vote on tonight. I just wanted to point out a few reminders. The Coatesville Area School District was short \$30,793 and-- 30,793, \$295 according to the PA benchmark for basic adequacy. So that's one of the primary reasons why this resolution is important. And then I'm happy to inform you that in addition to the Coatesville Area School District, we have had Caln Township signed a resolution the week of the 8th of February. And then following Caln Township we had Valley Township to sign it on the 15th. And then the League of Women Voters of Chester County signed a resolution about three weeks ago. And then our first church in Coatesville, Tabernacle Baptist Church, signed a resolution last week. So we are moving forward. We are planning to send the resolution to some of our other churches. We have sent

it to Representative Dan Williams, we have not heard from him yet. But we're hoping that he will sign a resolution. So just really quick, it is vital people in every corner of the Commonwealth are talking about the issues of fair and adequate and state funding for our public schools. Public education advocates have a very important role to play in demanding action and then holding state lawmakers accountable; for ensuring that all schools receive adequate and equitable funding to meet children's educational needs. We must raise awareness of the school funding problem in our communities and demand action from every branch of government. And with that, I want to thank Arden Hunt and Committed to Coatesville for her ongoing support. The Coatesville community area parents. They are also very supportive. And then, finally, Education Voters, PA have also been on our team. So thank you all from the bottom of our hearts on behalf of all of our students all over this great city and this community for your anticipated support. Any questions or any information I could expound on?

Vice President Green made a motion to close citizens gearings on regular action items only; Ms. Allen seconded the motion. Motion passed 6-0.

Regular Action Items

1. Receive and consider a motion to accept a Resolution on Quality Educational System

Ms. Al Amin made a motion to support a Resolution on Quality Educational System; Mrs. Hunt seconded the motion. Motion passed 6-0.

2. Receive and consider a motion for first reading and authorization to advertise, an ordinance authorizing the City of Coatesville to sell the City's property located at 99 North 9th Avenue, Coatesville, Chester County, Pennsylvania, to the Coatesville Youth Initiative, a Pennsylvania Non-Profit Corporation, for purposes of constructing and maintaining a new community center to carry out the programs and mission of the Coatesville Youth Initiative, for a sale price of ten dollars.

Vice President Green made a motion to approve first reading and authorization to advertise, an ordinance authorizing the City of Coatesville to sell the City's property located at 99 North 9th Avenue, Coatesville, Chester County, Pennsylvania, to the Coatesville Youth Initiative, a Pennsylvania Non-Profit Corporation, for purposes of constructing and maintaining a new community center to carry out the programs and mission of the Coatesville Youth Initiative, for a sale price of ten dollars; Mr. Folks seconded the motion. Motion passed 6-0.

3. Receive and consider a motion authorizing the advertisement of the City of Coatesville Collection of Residential and Municipal Waste and Recyclables Instructions and Specifications to Bidders

Vice President Green made a motion authorizing the advertisement of the City of Coatesville Collection of Residential and Municipal Waste and Recyclables Instructions and Specifications to Bidders; Mr. Folks seconded the motion. Motion passed 6-0.

Mr. Logan explained this is part of the bid package for the City of Coatesville to request RFPs for the collection of residential and municipal waste. Right now, many of you know that we have Eagle Disposal that's basically our contractor. We are coming up in a few months at the end of that contract, and we want to prepare ourselves for an opportunity to look for another hauler or retain the services of Eagle. So, this particular bid packages allows-- I think, if not this week, early next week. Is that correct, Rich? This week? Mr. Troutman replied tomorrow. This will go out this week, and we hope to get a number of

interested parties. Mr. Logan thanked Mt. Troutman and Mr. Houston for all their hard work putting this together. We really appreciate it.

4. Receive and consider a motion for first reading and authorization to advertise, an Ordinance providing for the Amendment of the Coatesville Zoning Ordinance of 1995, as amended, and as codified at Chapter 224 of the City of Coatesville Code, regarding Article II, terminology, §224-8, definitions by adding definitions for “Indoor Recreation” and “performing Arts Center”; and Article XII, Flats Redevelopment District, §224-102, Flats Redevelopment District (FRD) Overlay District, by deleting and replacing the section in its entirety.

Mr. Folks made a motion to approve first reading and authorization to advertise, an Ordinance providing for the Amendment of the Coatesville Zoning Ordinance of 1995, as amended, and as codified at Chapter 224 of the City of Coatesville Code, regarding Article II, terminology, §224-8, definitions by adding definitions for “Indoor Recreation” and “performing Arts Center”; and Article XII, Flats Redevelopment District, §224-102, Flats Redevelopment District (FRD) Overlay District, by deleting and replacing the section in its entirety; Vice President Green seconded the motion. Motion passed 6-0.

Mr. Jefferson explained this is a proposed zoning amendment by Mr. Wood and Mr. Gill, and their team. They're looking to redevelop what's called the flats. A particular area right off of Route 82 and 30, essentially. They're proposing to develop a sports complex center. In order to do that, it required a zoning ordinance amendment, and that is what the city engineer, Mr. Logan, Mr. Wood, and his team, Mr. Gill, and myself have all sort of worked together to come to a resolution in terms of what the ordinance would contain, in order for them to construct their ideal project in mind. So this is an ordinance. As it states, it deletes the entirety of the context of the flats and adds two definitions to the definition section for the purpose of ultimately, hopefully enacting what they proposed to be there. As always, with the risk, as soon as you amend the ordinance, the ordinance is amended. Whether that project ultimately comes to fruition or not, time will tell. But the hope is that it will. Mr. Jefferson explained this is a proposed zoning amendment by Mr. Wood and Mr. Gill, and their team. They're looking to redevelop what's called the flats. A particular area right off of Route 82 and 30, essentially. They're proposing to develop a sports complex center. In order to do that, it required a zoning ordinance amendment, and that is what the city engineer, Mr. Logan, Mr. Wood, and his team, Mr. Gill, and myself have all sort of worked together to come to a resolution in terms of what the ordinance would contain, in order for them to construct their ideal project in mind. So this is an ordinance. As it states, it deletes the entirety of the context of the flats and adds two definitions to the definition section for the purpose of ultimately, hopefully enacting what they proposed to be there. As always, with the risk, as soon as you amend the ordinance, the ordinance is amended. Whether that project ultimately comes to fruition or not, time will tell. But the hope is that it will.

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

Reports

1. Solicitor

Mr. Jefferson announced he provided a more detailed attorney-client privileged report to council. Since council's last meeting, I provided legal advice to the city regarding a potential amendment of the zoning ordinance that was first introduced a few seconds ago. I worked on an assignment in assumption of a lease of a particular property. I worked on an agreement of

sale of a particular property. I provided legal advice to the city regarding a zoning hearing board matter. I communicated with the city's insurance carrier regarding litigation. I communicated with the RDA solicitor regarding a lease of a particular property. I continued to work on an appeal to the Commonwealth Court, and just so-- there are several ordinances that have been introduced for the first time this evening. I will work with the city on the notice requirements for each of those. Zoning ordinance requires a lot of notices to be sent and potentially posted along the properties. There will be a hearing for that matter in the future. So, I will work with the city on all of the noticing requirements including the RFP to make sure that that's complied with per the charter, so. That is my report unless there are any questions.

2. City Manager

Mr. Logan announced in executive, I've provided an update on real estate projects here in the City of Coatesville. And just wanted to remind folks that beginning this month, the Coatesville Redevelopment Authority and the city administration launched an in-depth city-wide analysis to observe the parking needs, some of the issues that we were just talking about a little bit earlier this evening. The parking study has been a project that's long overdue, here in the city. So, we hope that the findings will result in a lot of answers to what our parking issues are, right now, and what they will be moving forward. This is not only essential to the residents, and retail and commerce here in Coatesville, but companies seeking to invest here, want to know if Coatesville is inadequate or has adequate parking to meet their needs, and certainly, this particular study is going to help us identify that. The group that has come in to conduct this study, or I should say plan, is called the Desman Design Management. They were selected several months ago by the RDA. They are a nationally recognized firm that specializes in parking master planning and consultation, financial feasibility, operations design, and the alternatives, and more. So, we're looking forward to working with them. They have already conducted several interviews with some of our local businesses, our residents, and other stakeholders here in the community, so we are on our way. We are also making progress in a community development space with initiatives designed to help our local entrepreneurs - I mentioned this last month - but we are getting closer to the launch date of our entrepreneur program, as well as partnering with some outside organizations to bring our summer business or pop-ups, as most people know them, to make them a lot more larger, a little bit more appealing to the surrounding areas. So, we're looking forward to partnering with some of those who have come forward and shared their interest in partnering with the City of Coatesville. The last item I have here is just a quick update and reminder that the city will host its 6th Annual Coatesville Invitational Vintage Grand Prix on Saturday, September 17th. We're very excited about that. And we hope to work with our Chamber as well as small businesses for another successful year. In addition to that - and I'll be sending out the notice in the next few weeks - the Unity Day Committee will be meeting to discuss Unity Day, which traditionally takes place the second Saturday, or just say the Saturday following 4th of July. So, we are going to be meeting to discuss the plans for 2022, and we hope that volunteers and those individuals that are listening will help you all come out and participate. And if you are able to volunteer on one of our committees, we welcome you. And that concludes my report.

3. Assistant City Manager

Mr. Houston said it is good to see everybody tonight. Hopefully, you all can hear me at this point in time, through working from home here on Zoom. As normal, we started off the COVID report and I'm actually glad to report that Chester County, numbers have dropped

from high to substantial. That is the first time in seven months that we have seen that happen. Four weeks ago, we were looking at over 255 incidents per 100,000. This past week it was 91. So, we are definitely making headway here in Chester County. Now, nationwide, you've seen the CDC trying to, kind of, get a grip on regions of the country, states around the country. Some states have opened up and have de-masked schools. We are still holding in Chester County, there has been no major decision in the County, and the state of Pennsylvania has not made a major decision. So, stay the course folks, we're still beating it down, but this is the lowest rate we've seen probably since I want to say last spring. So, making the right decisions, making the right directions has made it all positive impact on where we've been the last four weeks. So, congratulations to you all who unfortunately have been listening to me drone on about this for months, but it is a positive direction. On other things going on in the city, you heard a lot of things from James. You heard earlier, there is a bid going out for trash collection. And we know that this is a very hot topic in the city. So, the team that will evaluate will do the very best we can to identify the right fit for this community. So hopefully we'll get there and improve where we're going right now.

On the Public Works side, it's actually been very nice to have relatively mild weather. We've only had a couple of small incidents; some early morning icing but really nothing that really has attracted our major plows out. And I know I've been here long enough that March every once in a while, throws us a big one. So, let's not take our guard off just yet. Let's keep our heads up, watch the sidewalks, get the salt down in the morning and keep moving forward. On Codes, keep the salt going. We don't need Codes knocking on your door. So those are the important things. And Codes is working on a lot of projects as you are probably aware. Major projects, small projects. But Codes has a nice docket full of things that they're working on. Now we got a couple other projects we're going to start attacking here that have been set aside for a year or two because of low staffing. Now that we've got staffing coming back in, we need to attack some of these areas and really improve the inner workings of the city. So that's where we're going to focus on for Codes over the next few months.

4. Finance Department

Mr. Troutman announced he had four quick comments. One, we're undergoing multiple audits. There are standard audits but there audits that are ongoing. Number two, we've done multiple financial filings. Most of them are required by Pennsylvania. So, we're on track with those. Number three, we're on track with the financials. It's obviously early in the year, but so far, so good. Number four, reminder to the public that you can still pay your real estate taxes and solid waste through Keystone, in the month of March, to get your discount. So, everybody should have gotten their invoices and call City Hall if you're missing yours, or actually called Keystone directly. And they're on the website, but make sure you've gotten you bill and obviously take advantage of the discount. Madam President, unless there's any questions, that's the report.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

Edward Foster

Mr. Foster explained he is in the process of getting a newer fence in his back yard. I went to the Codes Department. I wanted to get a permit to have a fence put in. I paid for the paperwork to be documented. They called me up and said, "Go down to the codes department," and he said, "okay, you can go over there and pay for the permit." So, then she says to me, "Well, wait a minute." She says, "If you put up a vinyl fence, it has to be four feet." But if I put up a wooden fence, it can be six feet, which is what it is now. So, I said, "Well, that makes no sense." So, they said, "Well, it just

obstructs the view." I said, "Well, if I put up a wooden fence it's going to obstruct the view too." The vinyl fence is more secure for my wife. I don't know the difference, okay? We're going to pay \$4,800 to have this fence put in, and now I find out they want me to put a four-foot fence in because they said that I live on a corner street. The fence is in the rear of our property, it faces the northern street. It's a one-way street, the stop sign is over this side, so it's not obstructing any view, okay? But because I'm changing the material, I have to put in a four-foot fence. I don't understand. That's not fair because what's going to happen is there's the carpenter bees eat at the fence, people come by and poke holes in the fence. I believe, it is children that are poking holes in the fence. So I have pictures here of the fence that I asked the city. Mr. Logan stated he would get the pictures after the meeting. Mr. Edwards stated he also had documentation from the doctor indicating that my wife who has Alzheimer's and dementia and her power of attorney, okay, for her estate and her person because she is an incapacitated person. So how am I, what am I supposed to do? Mr. Jefferson explained he could I can address some of this sir, and I just want to preface this by saying that I represent the city, and I'm not your attorney so I can't give you legal advice; however, you indicated that you're located on a corner lot. Based on my experience with discerning ordinates, I believe you're probably going to have two front yards. You're going to have a front yard that abuts any street frontage. So your property, although it may be likely rectangular, would have a front yard, a side yard, and a rear yard whereas other rectangular lots may have two side yards; one rear yard and one front yard. I did not review your application in detail, and I haven't seen it at all, actually. And I don't know what your property necessarily looks like. So I'm assuming it's a rectangular lot. One of the sections of the zoning ordinance says that fences used in the front yard between the sidewalk and the building shall not exceed four feet in height. That is at least one provision that I think the zoning officials may be referring to. Again, I can't be certain because I didn't speak to them prior to this meeting to figure out which section they specifically denied you for. But a lot of times, people on corner lots don't realize that they likely have two front yards even though the house is set up in a way that you would otherwise consider it a side yard. So that's just a very preliminary opinion. It's not anything that's official, and I certainly can't give you legal advice. But it sounds like a zoning request of some sort may be appropriate. I would recommend that you speak to the zoning officials regarding potentially appealing that to the zoning hearing board. But again, I can't necessarily—Mr. Foster stated the Zoning Hearing Board wants \$1,000 which is non-refundable no matter what decision is made Mr. Logan told Mr. Foster, he would meet with him after the meeting. Mrs. Hunt stated to Mr. Foster, that was Mr. Logan our manager. This is the gentlemen that I spoke with Council about, who had called me and I wanted to find out, along with him, the reasoning for being denied because of material. I understand how it's written. I understand that it is a part of that but I'd like to know the reason why. And he's also been before us before, with the issues with the trees from other properties that he takes very good care of his property. He goes over and beyond what he needs to do to make sure his property is, secure. So, I would like to be in on that and see what's going on and what we can do to help him get what he needs to have for his wife. Vice President Green asked if this is one of the Ordinances that is being looked at? Mr. Logan replied yes, we are in the process of amending our zoning ordinance. That's why something like that would probably take some time? Mrs. Hunt asked whatever happened to the property on 10th Avenue when they put up the fence? And I know that too was ended up being determined that they had two front yards? Yeah, two front yards. Did he have to change his fence or was it--? Vice President Green replied, yeah, his situation was the same. It wasn't really classified. You couldn't access his yard, and the sidewalk prohibited him from getting access. Mrs. Hunt told Mr. Foster, we're going to work closely with you to see what we can do to get things done for you.

Lauren Shannon Bailey

Ms. Shannon Bailey thanked Madam President. I just wanted to validate-- I believe I heard Councilwoman Al Amin say that citizens are not aware that we have to call back within 24 hours if our trash is not picked up. I was not aware. I knew who I needed to call if it wasn't picked up but I didn't know I needed to call if not picked up within 24 hours. And I have had problems with my recycling usually, it's intermittent. And they were doing pretty good and then two weeks ago missed it. I have also submitted complaints to the Better Business Bureau. So, I wanted to just validate Ms. Al Amin. So, now that I know that information, I'm going to start sharing. And then quickly, some of the challenges of our school district. I wasn't really happy about that because I wasn't sure, and I still am not sure, how many parents will actually walk their children through that process because a lot of our families are dealing with trauma. But in any case, anything and everything supporting the families. And so, I just have some numbers here. We had 1,259 out-of-school suspensions. We had 651 black or African American truancy students. We had 322 Hispanic students that were truant. And we had, I think, 39 law enforcement encounters on children in to school. That's the school-to-prison pipeline here. So, I'm certainly aware that you are all aware of some of the challenges that we've had, but I thought it would be important just to remind us of what we're dealing with in terms of the challenges that our youth are experiencing. And I realize these parents or guardians are responsible, but for whatever reason parents or guardians don't always make the right decision. I was abandoned by both my parents. Never met my dad. He left no information for me. So, I know a few of what that is. So, I just wanted to share that information. Again, kudos to Chief and his department. Because God knows we need all the help that we can get. We need to get support for our people, so. Thank you.

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

Special Events

President Lavender Norris announced various special events submitted to the City. First off, this is just for knowledge. We had an application for a carnival. Event day August 3rd through August 6th. This is Mr. Fonz Newsuan, which is for August 3rd through August 6th. A carnival. And then we also have a African American Cultural Fair. July 23rd to July 31st. And again, that is the African American Cultural Fair. And one more will be the 2022 Chester County Vintage Men's Softball League. Ages 55 and up. They called it vintage. that will go from May through July. There are special events occurring in the city. Awesome. Awesome. And again, this is just FYI, they've already submitted their applications and the good thing about it is Council doesn't determine. That's up to our manager.

Council Comments

Mr. Folks stated it's good to be back. Good to be in the house. Thanks everybody for coming out. Mr. Dantzler we are praying for you. Hope you know that. Hope something good could come about that. We are praying for you. And to Council, good job.

Mrs. Hunt wished everyone a good evening. It is good to be here with all my colleagues. And to the staff, I appreciate all that you do for the city. Mr. Dantzler and Ms. Dudley thanks for coming out. And Mr. Foster as well, we'll be working with you to make sure to find resolve. Everyone please have a good evening. Thank you.

Ms. Allen thanked everyone for coming out and wished them good night.

Ms. Al Amin thanked everybody for coming tonight. Those that came in person and via Zoom. And we have a lot of exciting things happening in Coatesville and I just look forward to continuing to work with my colleagues, and I hope everybody has a good night.

Vice President Green thanked everyone for their attendance here, in person, and on Zoom. Ms. Shannon Bailey thank you for your education resolution. I'm glad that your organization was able to get insured. The resolution from the other places and the other municipalities. You do work with numbers, so it's really important that the surrounding communities support their district. So once our district bought into this, there's no reason why we should not support it. Our youth are very important. And you could say it starts at home which it does, but the educational pieces at school is very different. I watched on TV this morning, they're highlighting a school in Philadelphia, that did not have books for the students. They didn't have a PA system, how to get the announcements and all of that. And organizations rallied together, honor the teachers, and gave them what they needed. So sometimes you can take for granted that our students are being taken care of. So, when we looked at our district and see how much money we're not getting and how much money that is really needed to fully educate our students, so I appreciate your efforts and your organizations and the support team. So, thank you very much. Thanks again for the staff for all that they do, especially, [inaudible]. [laughter] No, it's important. There's a lot going on in the City of Coatesville, and I'm always the one-- I just always want to make sure that we're doing things fair and equitable. It's a [inaudible]. This corporate study is something that we needed for a very long time. And I was so excited when I came out there to meet with the gentleman who was doing the study for us. We've got to figure it out. We've got to figure out what we're doing, but we have to be fair and equitable in the process. So, I know your wife will not like my comment, but they're fair and equitable to the community. But what I'm saying is it's real important that we're fair and equitable in the community. I'm just trying to play and understand everybody's role here and how we get this figured out. And I hope that we're able to make some type of arrangement that is fair to the city and the residents and also to the business. Yeah. That's why I made it a point of making sure that I will be available to attend the meeting so that we can do this. But I just want to say thank you very much and everyone have a good night.

President Lavender Norris explained it is vital that our community understands that when we were elected as council members, the city charter and the code was already in existence and our duty is to ensure and empower our staff to enforce the code. It's not for us to create a hardship, it's not for any type of dissention or separation or us and them. We are residents, we're council members, we're Coatesville. Not just us on this side, but you on the other side. We're all Coatesville, we all want what's best for the city, so please don't think we're doing anything to hurt, harm, or make you feel anything other than good about the city. I just know that I've read and I believe, and I hold fast to be not weary in well-doing. In due season, you'll reap. You'll get there if you don't quit. Don't stop fighting for what you believe and know to be right. You'll be misunderstood. However, as long as you know your path, don't deter. Don't fall on one side or the other. Stay focused. Fight for what you know to be right. I thank you all for coming out. I appreciate you all that have hung out both online and in the building with us. Yes, we certainly have a lot of work to do, and in that work being done, it will only show that we did it together.

Chief Laufer stated just thought it might be appropriate to mention that earlier this evening, police department responded to call, heard the gunshot, death of a four-year-old child. The investigation is still ongoing, so not at liberty to release the cause. But just keep this family in your thoughts and prayers. It's a family in the city here that's grieving tonight over the death of the four-year-old child

regardless of the circumstances. We're hopeful that it's not criminal. But no matter what, we had a family with a death of a four-year-old from a gunshot. Keep that in mind. Thank you.

President Lavender Norris stated and again, this is one of those we and not us and them. This is we. Somebody's child lost their life. We have to keep that family in prayer, they need to be lifted up. Thank you all once again for coming out. God bless you all for coming out. And please stay safe on your way home. Can I get a motion and close?

Adjournment

Vice President Green made a motion to adjourn the meeting; Ms. Al Amin seconded the motion. Motion passed 6-0.

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