

City of Coatesville
Meeting Minutes – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, May 23, 2022



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

President Lavender Norris announced an Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

President Lavender Norris announced Vice President Green would not be in attendance and Mrs. Hunt would be in attendance later this evening.

Approved Minutes

Mr. Folks made a motion to approve the May 9, 2022 meeting minutes; Ms. Allen seconded the motion. Motion passed 4-0-1. Ms. Al Amin abstained due to her absence from the meeting.

Approval of Accounts Payables

Ms. Allen made a motion to approve the accounts payables; Ms. Al Amin seconded the motion. Motion passed 4-1. Ms. Al Amin was the dissenting vote.

Presentations

Discussion Items

1. Minutes
There was no discussion on the minutes.
2. Dumping Fees

Citizens Hearings – Regular Action Items Only (3 Minutes)

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

Mr. Folks made a motion to close citizens hearings on regular action items only; Mr. Simpson seconded the motion. Motion passed 5-0.

Regular Action Items

1. Receive and consider a motion to approve an amendment to the Hazardous Mitigation Plan.
Ms. Al Amin made a motion to approve an amendment to the Hazardous Mitigation Plan; Ms. Allen seconded the motion. Motion passed 5-0.
2. Receive and consider a motion to approve the contract between Eagle Service and the City of Coatesville in the amount of \$ 750,024.00 for year one, \$ 806,275.08 for contract year two, \$ 866,746.40 for contract year three, with an optional fourth year term in the amount of \$

931,752.47 and an optional fifth year term in the amount of \$1,001,633.91, and to authorize the President of Council and City Manager to execute the same. This contract specifically excludes new 96-gallon totes.

Ms. Allen made a motion to approve the contract between Eagle Service and the City of Coatesville in the amount of \$ 750,024.00 for year one, \$ 806,275.08 for contract year two, \$ 866,746.40 for contract year three, with an optional fourth year term in the amount of \$ 931.752.47 and an optional fifth year term in the amount of \$1,001,633.91, and to authorize the President of Council and City Manager to execute the same. This contract specifically excludes new 96-gallon totes; Mr. Folks seconded the motion. Motion passed 4-1. Ms. Al Amin was the dissenting vote.

3. Receive and consider a motion to approve a Resolution entering the City of Coatesville into an Intermunicipal Agreement between the County of Chester and Participating Municipalities to provide Processing and Marketing Service for Recyclable Materials Generated by the Municipal Recycling Programs.

Ms. Al Amin made a motion to approve a Resolution entering the City of Coatesville into an Intermunicipal Agreement between the County of Chester and Participating Municipalities to provide Processing and Marketing Service for Recyclable Materials Generated by the Municipal Recycling Programs; Mr. Folks seconded the motion. Motion passed 5-0.

Mrs. Hunt entered the meeting at 8:10 pm.

4. Receive and consider a motion to approve 1st Reading and advertisement an Ordinance amending Chapter 38, Pensions, Article II, Nonuniformed Pension Plan, §38-18, Control; Pension Commission; Nonuniform Pension Fund Investment Account, Subsection A by deleting and replacing the subsection in its entirety.

Mr. Folks made a motion to approve 1st Reading and advertisement an Ordinance amending Chapter 38, Pensions, Article II, Nonuniformed Pension Plan, §38-18, Control; Pension Commission; Nonuniform Pension Fund Investment Account, Subsection A by deleting and replacing the subsection in its entirety; Ms. Allen seconded the motion. Motion passed 6-0.

5. Receive and consider a motion to approve a Resolution adopting the Chester County Complete Streets Policy

Mr. Folks made a motion to approve a Resolution adopting the Chester County Complete Streets Policy; Ms. Allen seconded the motion. Motion passed 6-0.

Mr. Logan explained Complete Streets Policy is an important step forward to address the need for efficient transportation choices which increase safety and efficiency while enhancing the social equity needs of our transportation system. Multimodal transportation networks provide options for all travel modes – vehicular, bicycle, pedestrian, public trail and freight – and are essential to maintaining communities that support public health, provide accessible transportation options for all, and help to mitigate climate change.

Chester County’s Complete Streets transportation policy requires streets to be planned, designed, retrofitted, and maintained to facilitate travel in a safe, convenient, and comfortable manner for all users regardless of their transportation mode. A complete street is more than adding facilities to accommodate pedestrians. Complete street in Chester County represent an updated method of thinking about how our roadway corridors are utilized.

Chester County continues to be a desirable place to live and work and faces substantial growth in the form of new development and redevelopment. With an increasing population, limited opportunities to expand roadway capacity, and an existing automobile centric transportation system, there is need to develop safe, convenient, and efficient options. These options may include the implementation of “road diets” to right size the space required for transportation modes, or limited right-of-way expansion where necessary.

Mr. Folks made a motion to close action items; Mrs. Hunt 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 and continue to provide legal advice to the City regarding land development matters; reviewed the resolution entering the City into the intermunicipal cooperation agreement, and communicated with Chester County Officials regarding the same; assisted with the Eagle Services contract; drafted an ordinance amendment; researched and provided information regarding handicapped parking; received notice of a potentially new zoning hearing board application; and With the assistance of Chief Laufer, I revised the Civil Service Rules and Regulations.

2. Assistant City Manager

Mr. Huston thanked everyone and wished everyone a good evening. I’ll start off with our recurring top item that is where we are on Covid in the county. Based on this week’s numbers we have moved from Low to High in less than 3 weeks. We are now 10.5 reported per 100 tests. Please take precautions at this time. As you can see we are wearing masks in the building and staff is now masking when in each other’s offices for meetings. In other activity, I told you a few ago that it is now orange cone season with lots of street activity going on. PECO, PA Water and others have applied for street openings to do repair and improvement work. Speaking of roadwork and I’ll steal this from James, Route 30 and 82 intersection will finally begin paving next week and will take about 3 to 4 weeks to complete but it will finally be done. Finally, an extra note on the Trash pamphlet, there is also a version in Spanish available and will be on our website as well. Just contact City for a copy if needed.

Mrs. Hunt asked about if the road will be done correctly and MR. Huston replied “Yes, that is part of the reason it has taken so long. There was back and forth over road surface depth, inlets, etc. and it is a PennDOT project and needed to be just right.” Thank you.

3. City Manager

4. Finance Department

Mr. Troutman stated he was going to start with reinforcing what Mr. Houston talked about with the solid waste pick-up on the schedule. Lots of good information in the brochure, but on the scheduling, if you are north of the railroad tracks, you are going to Wednesday. North of the railroad tracks was Monday, now Wednesday. If you are east of 8th or East on the south side, you were Thursday. You're now Friday. Thursday is basically being split in half.

The west side of it stays the same, but 8th and East is moving to Friday. There's a small piece north of Oak that is being moved to Tuesday, correct? So those are the three basic changes to make the schedule balance from three days to five days. And statistically, it's taking upwards of almost half of the city and moving it to another day. So, it balances out. One of the big strategies that we're expecting to help take pressure off of the ability to deliver the services that the residents and owners are expecting. So, I'll stop there, just reinforcing a couple of simple changes. And it's on the brochure.

Now, back to-- or to the numbers. We are four months into the year, which is a third of the year. So, things are starting to stabilize, getting a good feel for where we're at. We still have two thirds of a year to go. Referencing the traditional Circle Square document that's in your package. Through four months, the general fund is over a half a million dollars ahead of budget. Yeah. So, the good news is, as we look to where that's coming from, it's the economy. Housing prices are translating to higher transfer taxes that the city gets according to the state law. And the other component is employment, wages. Our earned income tax is substantially up this year compared to budget. And compared to last year, at the end of April, it's 15% higher than it was last year. Now, here's the knock your socks off of it, is, so far in May, we're year-over-year 22.8% higher in earned income tax. And we still have another week to go with collection. So, we're going to be 23% or so higher. And obviously, nobody would budget for that kind of increase. So, we're getting to be ahead of the curve for this year. So now, if you'll listen to me, I said the good news. So therefore, there has to be not so good news. And the not so good news is but I will make it quick. The not-so-good news is some of the development projects are unfolding slower than what were budgeted and expected. So, the good news is the RDA sales, which we relied upon as one-time transactions, we're on track. The Third Avenue lot sold. We got the funds from that, and we're expecting the flats to be on track. So that piece of the budget isn't something I'm feeling uneasy about. But the development side, some of these bigger projects are just unfolding slower. So, we are going to need to have the bank continue to happen. And let's see how these development projects unfold. So the jury's out. So that's not so good news that we really don't have that to rely on at this point. Other than that, I think we take our blessings at this point and be thankful with where it's flowing through to us for the housing transfers, costs, because obviously, residents are feeling the benefit of that by selling their homes at higher prices.

Mr. Logan introduced Vincent Miles, our public affairs representative. Vincent has been doing a wonderful job lately, helping the city not only with our website and communications, but just some other projects that him and I personally been working on in terms of communications to our residents here. So just wanted to acknowledge him. And thank you, Vince, again for stepping up your game, working with our council members. And I know that your kind of meeting with them one on one, and there's some plans that you have to help bring their message to the community as well.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

Pastor Wade Duncan

Mrs. Hunt made a motion to close citizens hearings on non-agenda items only; Mr. Simpson seconded the motion. Motion passed 5-0. Ms. Allen was not present for the vote.

Special Events

There were no special events at this time.

Council Comments

Mrs. Hunt wished everyone a good evening. Good evening. It's good to see everybody out with us tonight. I do want to apologize for being late. However, I had some family business that had to be taken care of. Here again - not directly in this city, it's in Valley Township - we're faced with another major medical facility closing, and that affect a lot of dialysis patients, which includes my husband. Less than a week notice they were given that the facility would be closing. And as of this past Friday, they closed, and they disbanded the patients everywhere. Some are going as far as Ardmore. We have some coming to Thorndale, different areas, Westchester, Jennersville. Days have changed. Times have changed. And so that's what we were affected by today. For the first day, my husband went from first shift, 6:00 AM, to evening shift. So, when I came here, I had just brought him in from his dialysis treatment. So, unfortunately, a lot of people have been displaced because of that, and the treatment is their lifeline. As Christians, we know that God is totally in control, but we also know that God has provided a way for them to have treatment in order to sustain what they're going through. So, I just ask that you pray for all of the people that have been affected and if we could somehow try and get another center here. I don't know, but it's really, really, really been detrimental to those patients. So, my heart really goes out, not just to Emmet, but to all of those that are there. I don't know if some of you watched Fox News on Thursday night, but they did come and interview us about this. And so, we're pushing forward and trying to make things happen. So just please continue to keep all the patients in prayer, sincerely in prayer, as they go through this transition. Again, I want to thank our staff for the great job that you do. Chip, good to see you here tonight. And to all of you that came and spent the evening with us, we thank you. And Pastor Wayde, next time, just hit it and quit it, buddy. I forgot to tell you three minutes. But he has a great program. He did talk to me about it. He has a great program planned. And I'll pass it on, and then you can come back and finish telling us about it. All right. Thanks so much. And I want to say this. Today, when I was taking my husband into dialysis to this new center for the first time at 3:30, up comes our city manager, Mr. Logan. And he assisted me getting-- I mean, the timing was just like-- and he assisted me with getting Emmett in and out the car and into the center. So, I appreciate that. You were in the area, but you didn't have to stop and help us. But you did. I appreciate it. Thank you so much.

Ms. Allen thanked everyone for coming. Continue to keep our City in prayer. See you next time.

Mr. Simpson thanked everybody for coming out. It's been extremely busy for me the last few weeks, and I've been on the road and out of touch with a lot of things, but it's going to continue that way. So, I'll be hit or miss. But I appreciate everybody coming out. And hopefully everybody has a nice, wonderful Memorial Day weekend. And hopefully we spend it with families. And don't forget, the main reason for Memorial Day weekend is to honor the fallen veterans that have died, given the ultimate sacrifice for this country. Namely my grandfather, Harry Bernard. March 7, 1945. Iwo Jima. I remember him every Memorial Day. Thank you.

Mr. Folks wished everyone a good evening. You know, a couple of weeks ago, there was a mass shooting up in Buffalo, and my niece lives up there. And my God, I mean I was on the phone that whole night and couldn't get a hold of her, texting, phone disconnected. And she was on a cruise. I

thank God. And I thank God for a ship, but I prayed for them families in Buffalo. To see that over and over again, it's heartbreaking. And then my friend of mine, he was a postal worker here in Coatesville for five years. Wrong place at the wrong time. Lost his life and came over a shooting. But it wasn't meant for him. Was meant for the guy sitting on the other side. He died. The guy they wanted, still living. He left two twin boys. He'd just moved from here. Well, he worked here. He just got transferred. He wanted to be closer to his house in Philly. But he was a good kid. Another one. Wow. But on a good note is that I just want to thank whoever did the flower pots downtown. Thank you. You just don't know how that makes me feel that somebody would do what I used to do. Thank you, thank you, and thank you.

Ms. Al Amin thanked everybody for coming out. Chief, I'd like to thank you personally. I called Chief on Friday to help a resident in Coatesville. The landlord had unlawfully turned their electric off and this individual had a special needs child, and Chief very, very quickly took care of it. So, thank you, Chief, for that. Villa, I just sent you some information that one of the Valley Township supervisors put on Facebook. Apparently, there is a new dialysis center in Valley. It's called USRC Dialysis Clinic. I sent it to your text message, so hopefully that will be helpful and Emmet can get up there. And I wanted to reiterate something that Mr. Houston touched on. So, for the 19320-zip code, there's 8824 confirmed cases of COVID, 2331 probable cases. So, I just hope everybody stays safe, wear a mask, social distance when you're in small closed quarters. All of those that celebrate. I hope you have a wonderful time with your family. And again, thank you, everybody, for coming, and have a good night. Mrs. Hunt thanked Ms. Al Amin for the information, , and I did have an opportunity to tour that center on Friday. It is a very small center. It only has twelve seats, but he is on their list, and prayerfully if everything goes right, he will start there on Thursday and he'll be on his first shift. But thank you so very much.

President Lavender Norris stated there's a lot of things going on. Some good, a lot bad. Thank God here in the city, we got some good stuff happening. With regard to the situation in Buffalo, it just keeps piling up and I have to own up to my feelings. And I tell you, I've been edgy. Not afraid, but angry. And I don't have anybody in particular to direct the anger at. I just want any of you and all of you that know the words of prayer to pray for me because I know me, and there's a part of me that I don't like, and it's the part with the anger, because first comes the anger, and then it's the action that's connected to the anger. So please keep me in your prayers. I know that prayer is like the ultimate support, but I'm not going to allow myself to use prayer as an excuse to not do anything right. That's right. I have to get past it. And I'm sure I'm not the only one that has these feelings. That's why I'm expressing them now, just to communicate. I know I got to get past it. I'm trying to. However, I know I can't do it alone. The projects and the matters that are going on in the city are helping me along. A lot of the people that I interact with-- I thank God for the integrity of people. Integrity is so valuable. My God. I can't tell you just how much integrity means. Just be honest. Just be real. Don't grin and smile while I'm looking at you and then I turn my back and your hand's raised. Just be honest upfront. This is who I am. This is what I do. I'm not perfect, by no means, but God knows I want to do and be what He's calling me to be. So I'm saying this to say we got a lot of work to do, not just projects in the city, but within and of ourselves. We got work to do. There's a lot of hate out there. And the way we combat the hate is the way we walk in love. Love will conquer hate every time. Please, love your neighbors. It's a horrible atmosphere right now and we need one another to get through it. And if you trust God, He'll direct us through it. He's a light and a lamp, we just have to follow. I want to thank the staff. From our city manager, our solicitor, assistant manager, our Chiefs, Ruthann, Vince. You're on point. Thank you so much. I appreciate you. We had an election here and it was rough. I mean, there was a lot of negatives going around nationally, state, and local. It was

some mess. Again, let's combat the hate with love. Be who you are upfront all the time. Don't pretend. You're not helping yourself nor are you helping the one you're pretending to. Just be you. Everybody's not going to like everybody. I know everybody don't like me. I'm okay with it. I love you in spite of that. You can't stop me from loving you, right? So, Rich, thank you, love. God bless you all. I tell you, I'm just full because of things that occurred. But you all have a blessed night. Be safe and trust God. Just trust God.

Adjournment

Mrs. Hunt made a motion to adjourn the meeting at 8:50 pm; Ms. Allen seconded the motion. Motion passed 6-0.

This meeting was conducted live and zoom