



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, January 9, 2023

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

Approved Minutes

Ms. Al Amin made a motion to approve the December 12, 2022 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 6-0.

Approval of Accounts Payables

Mr. Folks made a motion to approve the accounts payables; Ms. Allen seconded the motion. Motion passed 6-0.

Presentations

1. 2nd Century Alliance

Ms. Huntzinger thanked Council for giving her a few minutes to update you on what's happening with the Growing Greener initiative. This is our neighborhood stabilization, strengthening initiative that was originally funded back in 2018 from the grant from the Wells Fargo Regional foundation. So remember that the application was a five-year support grant. To essentially mitigate any type of gentrification or displacement in residential neighborhoods, as the city can finally experience from their growth, right? So that was in 2018. Prior to receiving that five-year grant, we did a planning grant. And that included the survey about 350 residents. We had community meetings to garner feedback in the community to understand-- better understand concerns and issues there. From that planning exercise, 350 surveys, we learned what we needed to understand to go back and make applications with the Regional Foundation for the five-year grant. For five years, so we had a half million dollars at which point the grant had supported the higher end of the community coordinator. That was Urius Cole until he resigned last fall. Pushing it out to the regional foundation means we have to do it under 350 surveys. So, we have to go back excuse me, to the residents of the three subareas. It was three census tracks. And collect 350 surveys. They gave us 1,200 addresses. And from those 1,200 addresses, we have to collect 350 surveys. The surveys are 32 questions. They can be filled out online or in person. And so, our strategy for getting this amount of surveys - this is a huge amount of surveys we have to collect -

phase one, we're going to do a mail-in to those 1,200 addresses that they'd given us. The mail-in would have a QR code. The mail-in to those 1,200 addresses will have a QR code and a web address so that people can-- there won't be anybody that can take answers or questions online, just do the survey online. The second phase will be an invitation to three events. We're going to be holding community events, where we'll have refreshments. We'll have childcare, where we'll have people onsite to help interact with survey respondents and try and get some surveys done that way, in person. There will also be laptops at these events where they can fill the online surveys on out. And then lastly, we're going to do door-knocking, like we did in the first round. So, we didn't have the opportunity of online survey-taking in the first round. So, some of you might remember out there on the street canvassing these addresses doing this door-knocking and getting the surveys done. All of the data from these surveys needs to be uploaded to the foundation no later than April 30th, which means we'll be door-knocking in the last couple of weeks of March and the first couple of weeks in April. Hopefully, the weather will cooperate. There will be an incentive for everybody who takes and completes a survey, with a \$10 gift card. The survey-takers, those individuals, the stakeholders that help us with the door-knocking and the events, for every survey that they collect and completed, they'll get a \$5 gift card. And they'll be entered to win-- for each survey they collect, they'll be entered to win a \$500 gift card. So, there're incentives here to get the full 350 surveys. What I'm asking of the community and the stakeholders, once we have the QR codes, once we have the mail-ins, is to use your communication channels to emphasize the importance of filling out these surveys. If you receive an invitation, it's important to fill out the survey, not because this will support our final impact report. But, because if we have the good data that says we did what you wanted us to do with a half a million dollars, we get invited to reapply for another five years, for another half a million dollars. And at that point, that's when we can fill that position. We can fill the Urius's position. I am doing the position at this time. The skill set we need over the next six months to close this grant out is very different from the skill set we need for the individual working in the neighborhoods in the residence working with the residents. And I don't want to fill that position, I want to hire somebody for that position until we're confident that we're going to get that money. Mr. Folks what are the three areas you said? Ms. Huntzinger replied the three census tracks on the east side. I was afraid somebody was going to ask me that. And we went through this at the very beginning when we applied. The regional foundation told us we have to keep it limited. We had originally suggested the whole City. It is Everything east of First Avenue. The three census tracks east of First Avenue. Now, I will say when we had conversations early on with the foundation, we said whatever we learn from our work in these three censuses tracks we can replicate and apply in West End, and we did some work. We actually did some-- we allocated some funds Yeah. So This funding 100,000 a year does not just go apposition. It is allocated to resident-driven projects, so those enclaves of residents that decide they want a basketball hoop or they want a scholarship or they want a park cleaned up or they want an ice cream social or anything like that. We have the funds to support those projects. I'll keep you posted as soon as we get a QR code with some more information and get that word out.

Discussion Items

1. Andrea's Jazz Café

Ms. Dudley explained this the last draft of the Memorandum of Understanding presented to the City of Coatesville. Mr. Logan explained it's a memorandum of understanding, so it's

not a legal binding agreement. The understanding is that Andrea's Jazz café is requesting to use 17 parking spaces in the district court parking lot which is owned by the municipality, and we had actually several conversations suggested that there would be a payment of \$20 per space, which is the permit fees of all the residents here in Coatesville. That amount is \$340 a month paying for 17 spaces in the municipal district court parking lot located right there at 1 City Hall Place. There was also a discussion about two parking spaces in front of the establishment at 230 and 236 East Lincoln Highway for a valet parking kind of parking space, for the use of valet parking. Not just the drop-off and then the valets take the cars to visitors parking lot. So, I wanted to bring it back to you all because Mr. Dantzler is here this evening on the urging of his attorney to see what's the position of the city council on this particular proposal. Ms. Al Amin asked a couple questions. So, this \$20 parking fee? It's for \$20 for each 17 spaces? Mr. Logan replied \$20 per space. Ms. Al Amin asked for the whole month? Logan replied yeah, So, our parking permit - correct me if I'm wrong, Chief - is \$20 for all of our lots. So, every 20 is a regular parking space. Ms. Al Amin asked if the cafe is going to be open five days a week? Mr. Christakis wished everyone a good evening. We're here to answer every question you have. We'll explain hours of operation. We're not open every day. Ms. Dudley announced we are open Wednesday, Thursday, Friday, Saturday and there will be one Sunday a month for right now, starting out. And most likely Jazz brunch on Sunday. So, it's not every day. Ms. Al Amin asked it's four days a week, from what time to what time? Ms. Dudley replied 5:00, and the latest is 1:00. 5:00 to 1:00. And Sundays, it'll be earlier. Ms. Al Amin asked for the valet parking, what are you charging people per hour, to park? Ms. Dudley stated that hasn't been determined yet. We won't charge them hourly. We'll just do flat rate and not for profit. If they're willing to pay for the valet company, through the valet company, we have a subcontractor. They've been around for a long time. Ms. Al Amin asked for the valet company, wouldn't you also incorporate the cost in there that you would pay the city for those parking spaces? Ms. Dudley replied no, the valet company has their set prices. So we probably will end up having to pay over the month because we're not trying to hinder the patrons. We just want to provide a convenient service to them. We're not looking to make money off of this service to them, at all. It might be a very nominal fee that they pay for their valet. If you go to Philly you might pay \$20, \$25 for a valet. We're not charging them. We're not going to be charging them any of that. Ms. Al Amin stated okay. So, a four-week month, you would be open 16 days. For a five-week month, you would be open 20 days. Ms. Dudley replied right. Ms. Al Amin stated if it's a five-week month, you're only paying \$20 a month either way, for 4 weeks or 5 weeks-- so what I'm saying is trying to charge you, is a minimal amount, as well. Do you think the proposal that our city manager gave you is too high? I mean, what is your issue with this agreement? Mr. Christakis explained there are only one or two issues. One is, we'd like to reduce the number of spaces from 17 to 12 in a lot on further review of what the needs are in the facility. There're only 62 seats. So 12 spaces seems to fulfill our needs but otherwise, if the agreement looks fine, we just request as a council, we can ask the manager and solicitor to just finalize the terms with us and we can sign it and move forward. Ms. Al Amin stated so, you're okay with the \$20 per spot. Mr. Christakis replied yes. Ms. Al Amin stated you are just trying to reduce to from 17 to 12. Mr. Christakis replied That's right. And we're also restarting this process, and my clients had some challenges with 2022, supply chain and hiring contractors and so forth. So, they're further back in schedule in the process than they were expected. So, we come back to council now and are just asking for approval. Ms. Al

Amin asked when did you anticipate opening date will be? Mr. Christakis replied this summer.

Ms. Al Amin asked the liquor license is only good for 100 meeting days, correct? Mr. Christakis replied that is getting extended. We've been in touch with the control board and they've agreed to extend the opening to this summer. Ms. Al Amin asked when was it due to run out? Mr. Christakis replied it would have been done in September, I believe of 2022. Ms. Al Amin asked when they received the extension. Ms. Dudley announced the extension was in March. but we can actually have that extended again. You basically have up to two years to put them into use. So we applied for our application-- it's not called application. Mr. Christakis explained it's a provisional license status until it's actually issued out to the recipient. So, it's still with the Liquor Control board. They generally don't sort of snap deadline Economic Development Licenses because the purpose of the license isn't to pause the development. They rather that the business open and that's what we're trying to do. Mr. Simpson asked what's the snafu now with the opening by the summer. What's causing the hold up. I'll be very clear that when you guys came before us, my concern was that you weren't going to open and this was during COVID. During COVID, you guys said that you were going to open within 180 days. Ms. Dudley replied well, that was the intent, yes, but [crosstalk]-- Ms. Simpson stated I understand that. I understand that, but you assured us, you assured me and I think the rest of the council that it would be open, and I'm just-- here's where we're at. We've given out a number of these economic development liquor licenses. One of the questions that I had for you guys is do you have the financial ability to see this thing through from the start, and you said yes. And then, I said, "Are you going to open within 180 days?" You said yes. Now that expired in September unbeknownst to us because we didn't know that-- were we ever notified that the license was this year, Mr. Logan? Ms. Al Amin replied I don't think so. Mr. Simpson stated the license was issued when? Ms. Dudley stated it is in provisional status. Mr. Simpson stated Okay, but it was approved when? March? And you had 180 days until September? Mr. Christakis stated it was approved in February of last year. Mr. Simpson stated okay, so what I'm saying is, we've had a couple of these. We had one now that's five, six years old. Still not over. Still not over. And I'll be honest with you, as long as I am on this Council when somebody comes before us for another economic development license, I'm saying no because everybody that comes before us, all of a sudden there's a delay in this and delay of that, and it's like we issued this and allowed you guys to go before the LCB and apply for it with the understanding that it was going to be done sooner rather than later. Now we're a year and a half-- it's going to be a year and a half after you were issued the license, before you open it. I'm concerned about that. I really am. And I have to let that out there because everybody assures us, promises us, tells us, "We're going to open as soon as we get that license within the time period." And now, here it's going to be a year, year and a half, after that licensing was approved. And parking isn't the issue. That's not the issue. We need to just move forward with this thing. I'm sorry but I'm totally behind what you guys are trying to do. I totally believed in you. But we need to start moving on this because it's not helping the city for the longer it takes. And don't say supply chain issues. I'm in the trucking business. It's not the supply chain issues that are holding things up. Ms. Dudley stated its finding reputable contractors. Ms. Simpson stated okay, that's not supply chain. So, don't say supply chain issues. Mr. Christakis explained it's a combination of both. And I appreciate your frustration. Believe me. We share it. We want to be open. In fact, that's the-- her point of emphasis is to get open because nothing in this is fair. They've had

two contractors basically give us nothing. After providing pricing, "Hey, come do the job. We're ready to sign up." They just vanished. I mean, no return phone call, a couple of weeks trying to get a hold of them, jump to another contractor and renegotiate. That's why are where we are. It's not an excuse. It's an explanation for what happened. So we'll pass that now. We've got regular contractors engaged. We have materials and equipment on order. They're coming. We're going to be open. We're getting there. We just need a little bit of help. As far as the parking's concerned, and we will be opened by summer? That's the track that we're on.

President Lavender Norris stated I'm not sure I missed a step here somewhere, but my concern is the valet. I don't recall us agreeing to valet on Lincoln Highway. And I stand in opposition to valet on Lincoln Highway because we have other businesses. We would be taking parking spaces away. And if we say, "Okay. You can have two, three spaces for valet, then what about the business next to you? What about all the businesses up and down Lincoln Highway? I can speak for myself. I am not going to favor one business over the other. So please inform me as to where we are with regard to the valet. Mr. Christakis explained that's a very sensitive position to not favor one business over another. From our perspective, we would love those other businesses to help and participate in our valet service. That offsets our costs, it makes it so the valet is working for multiple companies at once. That would be great if we could get additional businesses to also participate in the Valet program with us. If we can't, we still think that we should be offering that service to our guests. We would like to. We'll be willing to work with the city to formulate appropriate rules around that. How to place it, run it as a pilot program, figure out ways that we can locate it on Lincoln Highway. All of those are possibilities. You have to start somewhere though and we're proposing that this is a good location to start. It's on the first block. We're right behind or near City Hall here where the project will be parked. So the city will have some overview of it. We think it's a good first opportunity. And certainly, there are going to be lessons learned and things that are going to evolve over time. Mr. Folks asked Did you ever talk to the state? That's the state road? Did you ever talk to the state-- Mr. Christakis replied awe have not spoken to the state. Mr. Folks stated I'm just saying. It's a state road. President Lavender Norris stated we have a restaurant that did open on Lincoln Highway that did not request valet and they're not having parking issues. Ms. Dudley asked can I say something? Can I say something? If they park on the city property, after hours, I see people using your parking lots and all that. I mean-- Ms. Dudley stated that's their choice to do that. But that's their choice to do that. We presented our valet concept when we presented our whole business plan at the first session with you all. And we discussed that as one of the services we wanted to provide. And everybody was like, "Oh okay, that's a great thing." Mr. Dantzler stated that was the impression that we got. Mr. Christakis stated well, that actually different tonight. Is that fair. President Lavender Norris explained It's never been that way. I've never been in anything [crosstalk] valet.

Ms. Dudley stated we've been in conversation with Mr. Logan. Mrs. Hunt was there. We talked about all of this. We presented this and now it's a concern. I mean, we're not in this to make money. We're really not. We're in this to provide a service for patients who are coming, and all of our clients aren't going to come from [inaudible]. That's just a fact. It's just like all of the records clients aren't going to come from Coatesville. People are coming from all over. Not everybody knows the area. Okay. We wanted to provide a safe place for them to not have to worry about. And this is what we had talked to you guys about before, to drop their vehicle off. Our company will take responsibility, Park it safely, and then returns it when they're

finished the event. That was good. That's all our intent has been. It's not to make money. It's not to make money off the city. It's not to cheat the city. It's not to steal or ask for something for nothing, we're not doing any of that, is to provide a service so that a person coming in or looking at the website and they say, oh, so and so is performing tonight. I'd really like to go down there enjoy that. I don't know this city. I don't know where to park. Right now, I know we've done the parking study and we're looking at ways to find places for people to park. But to be realistic, to have let's say a senior citizen or a handicapped person, have them go and search around all these blocks to look for parking space, and then get themselves physically to our establishment or to any establishment, that's a challenge and that's not fair to them. So we were thinking about those clients as well, those who have special needs, those who need assistance. We wanted to make it convenient. It's a matter of convenience and safety for the clients. That is really our ultimate purpose. And the reason why we never talked to the state Mr. Folks about using those two spaces. We've always asked for those two spaces in the front. We did a presentation on that if any of you recall where you wanted to see what our signage or what our station would look like. And we gave images of that to you all. And [crosstalk]—Mr. Folks stated we never voted, I can't see this parking right now. This seems like a-- it's not making sense until you open your business, because what if you don't need valet parking? I mean, what if it don't work? What if it don't work? What if you don't need it? Ms. Dudley replied no. You said [crosstalk]. That's why we do not need valet parking is that Coatesville is going to be successful in putting up their parking garage with their train station parking within a years' time. Okay? We all know that that's not going to happen. Okay? That's not going to happen, and we see that. And then maybe you're right. A couple years down the road, maybe we don't need valet parking because all the resources will be there that the city is investing in. But we're just looking at an opportunity to use it for use to provide a service to people-- guys, everybody wants to bring clients into the city. Am I right or wrong? Mr. Folks replied you're right. Ms. Dudley stated Okay. You want to grow businesses, new businesses here in the city of Coatesville. Right now, the parking situation is just not conducive for that right now. Yes, there's one business that's open right now and they are using city parking spaces, and you guys are okay with that. They're just using because they're there and they're accessible to them. But we're trying to say, okay, it's time to [inaudible] the additional businesses coming along. This has been a part of our business plan from the beginning, and it wasn't for our benefit. Like I said, it's for the benefit of the patrons. I think about a person who-- let's say we have a 80-year-old person who wants to come to the Sunday Jazz Brunch, and they can't walk three blocks. What are we going to do? Say, you're not invited, you're not welcome? No, we want to provide an outlet, an opportunity for them.

Mr. Logan stated If I can just talk on a bit. I mean, again, you have a very-- I mean, everything you're saying is fairly accurate in terms of we have a parking liability in the City of Coatesville. But the only thing that I kind of struggle with is your comment about an 80-year-old woman or a man coming to the City. But I mean let me finish, anywhere you go-- I go to communities and I don't know that community, I have to find parking, and I understand. And again, we're trying to make it easy for people to find an establishment, enjoy the establishment. But parking is part of the whole experience of going to any city. And whether you're 80 or whether you're 8, you may have to find a parking space that's close to an establishment or the park or a grocery store, whatever. These are the struggles that we have from the city of this size. We're very densely populated community and we don't have a lot of parking. But sometimes, I think we get lost in these conversations about the need for parking

and what we're trying to do. If you have an establishment that has 60, I guess [crosstalk]-- -- 62, and you're only asking for 12. So what are you thinking is going to do in the 12 spaces are gone? Mr. Christakis stated they're going to have to find marking on the [crosstalk] we're going to purchase additional spaces. Mr. Logan stated roughly 50 of the patrons are going to have to find parking. My point is, we're going to always be in the same boat. I love the Valet parking. And I think what our council members are just saying is that, because of the growth of the community and if you're going to take one space or two space, let's say here, we would just charge you the regular permit. I think if it's approved, we have to tweak the MOU so that there's a clear understanding of when the spaces are going to be occupied and how it's going to impact the rest of the parking on the street. Again, I'm not against it, but I don't think there is a true solution to the problem that we're going to have for the parking. Whether you have a person at 80 or 60. I'm just saying that that's not going to deal with the parking issue. Ms. Dudley Not everybody has a scooter that they can scoot on down the street, but some people are [inaudible], but I guess I'm not sure what you guys-- is it is the disconnect because we haven't opened yet and that's why you guys are now against us? Or is it because [crosstalk].

Ms. Al Amin said we never approved it first of all. There were some discussions about maybe putting a cone out. There were some other discussions. We never approved it. We never said it was okay. And here's another thing that you have to look at. It's just like Councilwoman Norris said, "There's other businesses downtown, and if we give it to you, then we have to give it to them." And you have to remember, there are certain businesses downtown that have businesses on the first floor, but above the businesses are residential. And so they too need parking. And I think anybody-- before my mother passed, when I decided to take my mom out to a restaurant or a show or wherever, I had to make sure that I had the accommodations to support her needs. I'm not going to drive her someplace, not knowing what the accommodations are. And just say, "Oh well, let me hope somewhere has a valet parking or somewhere has a scooter here for rent. Or you go to certain events they have scooters. And the reality of it is, on a business perspective, anybody that opens a business, they are indeed opening that business to make money because you don't open a business not to make money. That's not realistic, okay, and that is not realistic. And we all want your café to open. We've all been supportive of your café since day one. Everyone was very excited for both of you and your café, and so it isn't a thing that any of us are against the café. But I concur with Councilman Simpson, you guys, even during COVID, said absolutely without a doubt that you would open within 180 days, and that never happened. And when it didn't happen, you didn't come back to us and say, "I know we gave our word that we would open in 180 days, but unfortunately, here's the hardships that we've run across." You guys have been in this council meeting several times and never got up and said that you ran into hardships with reliable contractors and you retained the contractor or called the contractor, but then the contractor didn't call back. And now we hear you want to go from 17 to 12, and at one point in time, there was an issue with this fit. And I know that to be a fact because, Mr. Dantzer, you called me personally, and you felt you should only have to pay the city \$100 for all of the parking spaces. And I was honest with you on the phone. We share family and you know that. But I was honest with you on the phone. My son-in-law is your nephew. I was honest with you on the phone, and I said, "Please, do not call Mr. Logan and offer him \$100. That would be an insult. It is not realistic." Now, you want to go from 17 to 12. Tell me when you called Mr. Logan up and said, "We're calling Councilwoman Hunt up," and said, "Can I have a meeting with you two, again. We'd like to again change our plans. We want to go

from 17 parking spaces to 12 parking spaces." Councilwoman Hunt, did they ever call you? Mrs. Hunt replied no, they did not, you did not. Ms. Al Amin stated you're not even communicating the things that you want. And then when you come here, you want to get upset with us for saying that the things you're asking for we've never agreed to. And the reality of it is, the parking spaces, whatever our city manager, whatever draft he draws up, and presents to you guys, is the draft and the plan that we will go with. And if you don't accept our city manager's plan, you don't even have to come to Council because if you don't accept what the city manager proposes, it's not a deal. He doesn't need our approval to put this before you. So, as a courtesy, when you guys came here, we listened to you guys every time. We encouraged you guys every time. And we helped you with the liquor license, obtaining it. It's not like they go out to every business that comes up, certain businesses get them. And we have stood behind you from the very beginning. If plans change and things change, if you don't communicate that, there is no way for us to know. Do we want the café to open? We absolutely do. Do we look forward to the café opening we absolutely do? Ms. Dudley stated well, I'd first like to apologize because I did not know honestly that we had to update you guys when we were facing hardships. Because honestly, we're grinding and we're just trying to handle the situation, get the people in there, and get this building built. So I truly will apologize for not communicating all of our mishaps that we've had along the way. And they've been a lot, okay? But we know that we have the bank financing, we know we have the bank support, and we know that we're moving forward. Okay, so we said 180 days, but I know others that have said, "but doesn't matter because you're holding us to 180-day period." Honest to God, I don't remember 180 days, that's [crosstalk]. Mr. Simpson stated that's part off the application[crosstalk] application. Ms. Dudley replied No. No. No. I know. The provisional license said that we had to open within 180 days. And we did our research, and communicated with the LCB, and our license went into safekeeping. I talked to our representative there who gave us guidance on what we need to do, what steps we need to take, how much time we have. They understand that we communicated with them our part of this task that we had. But I did not come to you, Ms. Al Amin, and communicate that to many of you guys. I didn't. I didn't talk to Mr. Logan about it. We always tell you guys things are moving along because it's the element. I don't want to feel an element of defeat on this. Okay?

Mr. Simpson stated that's part off the application[crosstalk] application. Ms. Dudley replied No. No. No. I know. The provisional license said that we had to open within 180 days. And we did our research, and communicated with the LCB, and our license went into safekeeping. I talked to our representative there who gave us guidance on what we need to do, what steps we need to take, how much time we have. They understand that we communicated with them our part of this task that we had. But I did not come to you, Ms. Al Amin, and communicate that to many of you guys. I didn't. I didn't talk to Mr. Logan about it. We always tell you guys things are moving along because it's the element. I don't want to feel an element of defeat on this. Okay?

Mr. Logan asked if we and just go back to the parking because I think that's what we're here for. So in terms of the draft and what's in the draft, I think just for clarity for council members, the two spaces of the front are not to be-- they're not going to be occupied by cars. They actually are using [crosstalk] space [crosstalk]-- Ms. Dudley said it's just a safe pull-in/pull-out because the highway is so busy. Mr. Logan said right. And those will also be part

of the 17. Mr. Christakis replied that's correct. Ms. Al Amin said that would be 2 in front for valet and 10 parking spots. Mr. Christakis replied no 2 in front pull in/pull out and 12 parking spots. Well, now we just agree that the two was part of [crosstalk]. I'm just trying to clarify. So Mr. Logan originally said the 17 which references the original number that was in the MOU, which is quite correct he said. Mr. Dantzler said to keep 17 spots. Mr. Logan stated let me just put it this way. You need 2 out front. How many do you need in the back? Mr. Christakis stated we will go with 17. Mr. Simpson said somebody brought up the suggestion that other businesses-- have you approached other businesses about this? Mr. Dantzler said no, we have not, and it's not our responsibility to do that. [crosstalk] Mr. Christakis said that's a fair question. [inaudible] said that we do establish Valley parking, and other businesses want to participate, and it makes all the sense in the world. We discussed this. Mrs. Hunt stated I think it's going beyond here, the scope of what we're here for tonight. We're here tonight to address the draft with the department. From the very beginning you've come numerous times about parking [inaudible] meetings about parking. There's been suggestions on how we could make this work. We've had discussions on why some things would not work and even to the point where you have first requested loading and unloading permanent signs be put in front of the building. And we know we couldn't do that. So I think I suggested that at the time of your operation, you can have those removable signs. You put something out front, valet parking from 8:00 to 10:00 or whatever, and I don't think that was accepted. So nothing has really come back positive about it or even been accepted for us to even make a decision on because it's always been in a swing back and forth back and forth. Ms. Dudley stated but I thought this was it. [crosstalk] Ms. Dudley said I thought Mr. Logan's proposal was it, huh? Mrs. Hunt said Bridget, you have to let me talk. I'm talking right now. So now, we're talking what, maybe two almost three years now that we've been talking. The landscape downtown has changed since that time. So now you're going to have to look at the other businesses that are operating, what they need in addition to what you need, and then give us something that's going to say, "Okay, we can do this, and we're willing to do that in order to make this work." Because the whole landscape downtown has changed, so it's not like it was when you first came before us. So now we have to figure out what's going to be the best way to make this work, as far as parking, if it's going to work at all or if it's just going to be like the other businesses, first come first serve. So there's nothing permanent in writing because we could never get to that point of agreeing. I remember the one. I thought we had had an agreement on what the cost would be, and then we got a proposal for a dollar or a hundred, something like that. That was just really—Ms. Dudley said it was rude. Mrs. Hunt said Very much so. Very disrespectful to us—Ms. Dudley said I agree. Mrs. Hunt said as a council. So---. Ms. Dudley agreed. Mrs. Hunt said that we need to now put it back into the hands of our city manager. And you guys talk it out. It has to go back [crosstalk]. That's the way to go—I'm just saying. Ms. Dudley said can I just ask a question. Mrs. Hunt said Bridget, you have to let me talk right now. I'm talking. Ms. Dudley said well, [inaudible]. I'm sorry. Mrs. Hunt said okay, I am done. I'm not going to say what-- I'm done. Mr. Logan, you handle it from here. I'm done.

Ms. Dudley said I'm just trying to understand what was the-- I thought we were here to talk about this MOU that Mr. Logan proposed and presented. That's what I thought we were here to do tonight. Ms. Al Amin said we never accepted his proposal, and that's--. Ms. Dudley said that's why we're here today. Mr. Christakis said the reason why we are here tonight is I reached out to Mr. Logan and said, "We're ready to proceed with the parking because we're

going to be open soon. Is this memorandum of understanding still acceptable?" And that was the basis for why we're here tonight. And Mr. Logan, there are clearly some strong feelings about this particular proposal. I understand now a little bit of background detail on it. I'm happy to work through that with Mr. Logan and figure out the right way to proceed. I just want to understand what council's will is here. It sounds like everybody's okay with the seventeen parking spaces, right? No, ma'am, is that not correct? President Lavender Norris said not if you're saying two of that seventeen is valet on Lincoln Highway. I'm not okay with that. Mr. Christakis said no, ma'am. They're just saying seventeen parking spaces here on the lot outside. Ms. Dudley said and again, I don't mean to put words in anyone's mouth, but I want to understand what Mr. Logan and I talked about. So is council's will okay with the seventeen parking spaces outside? Ms. Al Amin said 17 yes. Mr. Christakis said as for the two in front of the restaurant, it doesn't sound like council's adverse to those being reserved. It's more a question how the valet if it weren't for those spaces. Is that fair, or am I incorrect there? No, on that first one being reserved.

Mr. Simpson said okay. [inaudible] then I asked if you've talked with any other businesses. One of the things that-- I would suggest that there's power in numbers. And if there are other establishments that are going to be open at the same hours-- at the same times that you guys are, all right, I would suggest that you talk to them and say, "Hey, this is what we're proposing. We're all going to have a parking issue now. If all of us are-- if more of us are on board for the businesses that are open during those hours, why don't we all get together and all of us come to Council and say, 'We're looking for valet parking'? And we're going to do this together, and all of us can use those two spaces whenever they feel they're going to need the parking in the back, they can do the same thing." That's what I would suggest, okay, because, again, to ask us to reserve two spaces just for you guys and nobody else-- that's a big ask because, next thing you know, everybody else is going to come to us and say, "How do I get reserved parking [after hours?]?" And that's the biggest problem we have is that people are going to be asking us. But if you maybe went to Amber Little-Turner and-- she's the Downtown Manager for 2nd Century. Maybe speak with her and get some of the other businesses to discuss this, and then come and they ask the Council. If everybody's getting on board with it, then-- not even everybody, just somebody else. It's probably an easier pill for us to swallow because we want to help promote the Downtown businesses after hours. Because the majority of businesses Downtown are only open during the day. So if you got a couple other people that were behind it and you say, "Hey, it's a good idea. Let's all get together," I think-- Ms. Al Amin said and some of them close earlier than what you guys close, so their parking would only be for partial hours of what-- but when you guys originally came and-- you said 180 days. It's like Councilwoman Hunt had said, a lot of things have changed Downtown since then. You have the axe throwing. You have the Record restaurant. Mrs. Hunt stated we cannot play partiality to one particular establishment. We'd be setting ourselves up for at a Council meeting full of people screaming and howling at us because we're showing favoritism to one business over the other. So, that's why I said we have to find a way. So, if you do get with other people. I'd rather a group of people come to us proposing a way to make this work as opposed to many people coming to Council, jumping down our throats, and jumping on us because we did this for this business and we're not doing it for the others. So, there's always ways to get it done. We just have to be willing and ready to sit down and talk about it. Because I really thought we were past this point by now. [crosstalk]. Ms. Dudley said I did too. Mrs. Hunt said So to still be at this meeting now

hearing this argument-- because there has been meetings upon meetings, time upon time-- that we had set down. So really, this parking thing should have been long behind, and you guys' only focus should be trying to get your business open. Well, to me, we're still at round one and still don't know what direction we're going. So like I said, I recommend that you talk to our city manager. [It's in his hands?]. And whatever final proposal we come up with, and we'll go from there. [crosstalk]. Mr. Christakis said I have one follow-up question. President Lavender-Norris, would an approach, like Councilman Simpson said-- if we bring additional people with us, would that assuage your concerns, or would you have other concerns beyond that?

Citizens Hearings – Regular Action Items Only (3 Minutes)

There were no citizens comments on regular action items only.

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

Regular Action Items

1. Receive and consider a motion to reappoint Jay Byerly to the Historical Commission for the term 2023-2025; Ricky Campbell to the Redevelopment Authority for the term 2023-2027; Jeff Deacon to the Historical Commission for the term 2022-2024; John Guerrero to the Planning Commission for the term 2023-2026; John Ross to the Historical Commission for the term 2022-2024; Bill Shaw to the Firefighter, Non-Uniform, Police Pension Commission for the term 2023-2024; Fran Scamuffa to the Civil Service Commission for the term 2023-2026

Ms. Al Amin made a motion to reappoint Jay Byerly to the Historical Commission for the term 2023-2025; Ricky Campbell to the Redevelopment Authority for the term 2023-2027; Jeff Deacon to the Historical Commission for the term 2022-2024; John Guerrero to the Planning Commission for the term 2023-2026; John Ross to the Historical Commission for the term 2022-2024; Bill Shaw to the Firefighter, Non-Uniform, Police Pension Commission for the term 2023-2024; Fran Scamuffa to the Civil Service Commission for the term 2023-2026; Mr. Folks seconded the motion. Motion passed 6-0.

2. Receive and consider a motion for 2nd Reading and adoption an Ordinance amending Code of the City of Coatesville, Chester County, Chapter 203, Taxation, by implementing Act 57 of 2022 to provide certain property tax penalty waivers

Mrs. Hunt made a motion to approve 2nd Reading and adoption an Ordinance amending Code of the City of Coatesville, Chester County, Chapter 203, Taxation, by implementing Act 57 of 2022 to provide certain property tax penalty waivers; Ms. Allen seconded the motion. Motion passed 6-0.

3. Receive and consider first reading and advertisement an Ordinance for authorizing the City of Coatesville to enter a lease with Washington Hose Company No. 1, for the property located at south 4th avenue and East Lincoln Highway, Coatesville, Chester County, Pennsylvania, for the purpose of providing emergency services, for a three-year term, in the amount of \$32,400 for each year

Mr. Folks made a motion to approve first reading and advertisement an Ordinance for authorizing the City of Coatesville to enter a lease with Washington Hose Company No. 1, for the property located at south 4th avenue and East Lincoln Highway, Coatesville, Chester County, Pennsylvania, for the purpose of providing emergency services, for a three-year term, in the amount of \$32,400 for each year; Ms. Allen seconded the motion. Motion passed 6-0.

Mr. Simpson asked what that works out to per month. Mr. Troutman replied \$2,700 per month. The amount has not changed from previous year.

4. Receive and consider a motion for first reading and advertisement of an Ordinance deleting Chapter 194, Stormwater Management and Erosion and Sediment Control, and replacing it in its entirety.

Mrs. Hunt made a motion to approve first reading and advertisement of an Ordinance deleting Chapter 194, Stormwater Management and Erosion and Sediment Control, and replacing it in its entirety; Mr. Folks seconded the motion. Motion passed 6-0.

5. Receive and consider Solicitor Agreement for year 2023

Ms. Allen made a motion to approve the Solicitor Agreement for year 2023; Ms. Al Amin seconded the motion. Motion passed 6-0.

6. Receive and consider the recommendation from the Non-Uniform Pension Commission to amend the existing Non-Uniform Plan, create a Defined Contribution Plan, and to authorize administration to work with City Actuary, City Pension Manager and other professionals as required to amend and create needed documents. Said changes to be effective with the 2023 year.

Mrs. Hunt made a motion to approve the recommendation from the Non-Uniform Pension Commission to amend the existing Non-Uniform Plan, create a Defined Contribution Plan, and to authorize administration to work with City Actuary, City Pension Manager and other professionals as required to amend and create needed documents. Said changes to be effective with the 2023 year; Ms. Al Amin seconded the motion. Motion passed 6-0.

7. Receive and consider a motion for a Resolution granting conditional approval of the request to modify the conditional approval previously granted pursuant to Resolution Nos. 2022-20, 2019-15, and 2018-11 for the Amended Final Land Development Plan of DEPG Coatesville Associates, LP, to permit closing to occur on or before January 31, 2023.

Ms. Al Amin made a motion to approve a Resolution granting conditional approval of the request to modify the conditional approval previously granted pursuant to Resolution Nos. 2022-20, 2019-15, and 2018-11 for the Amended Final Land Development Plan of DEPG Coatesville Associates, LP, to permit closing to occur on or before January 31, 2023; Mr. Simpson seconded the motion. Motion passed 4-0-1. Ms. Allen abstained from the vote. Ms. Al Amin was not present for the vote.

8. Receive and consider a motion for first reading and advertisement an Ordinance authorizing a Second Amendment to the Agreement of Sale for the property located at 99 North 9th

Avenue, Coatesville, Chester County, Pennsylvania, UPI No. 16-6-307, that will extend the closing period and authorize a phased development with the Coatesville Youth Initiative.

Mr. Folks made a motion to approve first reading and advertisement an Ordinance authorizing a Second Amendment to the Agreement of Sale for the property located at 99 North 9th Avenue, Coatesville, Chester County, Pennsylvania, UPI No. 16-6-307, that will extend the closing period and authorize a phased development with the Coatesville Youth Initiative; Mrs. Hunt seconded the motion. Motion passed 6-0.

Ms. Allen 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 report, attorney-client privilege report, to council. Since council's last meeting, I've communicated and continued to communicate with outside council regarding certain litigation matters; reviewed, analyzed, and provided you feedback regarding a certain lease; drafted an ordinance regarding the aforementioned lease; assisted with the drafting of a proposed Stormwater Management Ordinance; reviewed and revised a proposed Resolution; communicated with Joe Riper, regarding the second amendment to the agreement of sale for the community center and drafted the proposed ordinance; and continue to provide advice regarding plan development matters.

2. City Manager

Mr. Logan announced earlier this evening, I provided both real estate and personal updates to council members. We do have a new ALS provider, a Washington Hose Company, that went into effect January 1. I would like to thank the Westwood Fire Company for their services in the last quarter of 2022. And they will provide us with a report on a number of calls that was taken between the period of September and December. Now, I'll follow up with that and get that out to all of our council members. 2023 holds more milestones. We kind of talked a little bit about it towards the end of last year. But the city has a number of things on the agenda. We have ordinance amendments for the downtown district and overlays. We have amendments in Codes Enforcement. We all know about the parking study, which we will be reviewing the recommendations and action steps on that. We have city infrastructure projects and repairs, more than 10 slated for this year. That's going to be street stormwater and inlet repairs. We have city parks that will be hosting more activities. I saw Ajené Livingston here earlier tonight. He's going to be sharing what those activities are for this year. We have a number of quality of life issues, excuse me, and initiatives that we will be working on this year. You've heard the recent news that both the city and 2nd Century Alliance we have been sharing with the communities, and that's in terms of our investment. And the number of investments, we have over 42 in the upwards of over \$200 million. That's going to have a tremendous impact on the community in terms of its population, its growth, and employment. The report that I'm passing around is from the county. This is the Chester County Economic Development Council-- the Chester County economy. It's kind of a snapshot of what happened in 2021. Of course, they didn't put the 2022 together just yet. But what this will show you are a number of trends that are happening throughout Chester County that also impact the city of Coatesville. And based on what we're looking at in terms of our population growth, in terms of our workforce development growth, and on business growth, we are

included in these numbers. So, one of the things that at your leisure just might want to look at what's trending in accounting, how that's going to have a ripple effect in the City of Coatesville. Rich and I were talking about this earlier today, it certainly is going to be employment and the other is going to be housing. So, these are things that in the near future--the county itself was projecting another 14,000 people to come into the county by 2050. Rich was just kind of ballpark some numbers a little bit earlier today that could mean more than a 1,000 people. Doesn't seem like a big number, but a 1,000 people in the City of Coatesville will have a tremendous impact between now and 2050. And that's just ball parking. If other things happen like more development, more housing, and then can we change. But it's a great report to look at and I'm looking forward to seeing the 2022 report of our numbers in the county have already changed. With that, that's pretty much my reports.

3. Police Department

Chief Laufer announced the complete statistical packet is in council's packet. Tonight, just a couple of key highlights. Total 911 calls for service for the month of December were 1,687, just up 7 from 1,680 for the month of November. And our total calls for service, which includes our front desk calls for service for the month of December is 2,674, up from 2,575 for the month of November. Some other key highlights we had five Narcan saves. We did five car seat installations and provided car seats installed by our certified technicians. We had our Coffee with the Chief for the month of December, which is held at the Little Chef Restaurant on December the 7th. We had mentioned last meeting that we had our successful Shop of the Cop program on December the 10th. And on December the 17th was the successful Three Kings Parade organized by our officer Jose Colon's Son, which was quite successful. A number of toys given away. We also had front-page coverage, which was nice to see for our annual first day of winter bus stops, and hats and gloves given away at the bus stops in the Daily Local, which is good to see. And we also had coverage in the daily local for Kenny Bond, outgoing president of the Coatesville Chapter of the NAACP, presenting us with gun locks to be given away free to those that are interested here at the police station. So, they were two favorable articles for us in the Daily Local. We did have the large apartment fire which happened on Lincoln Highway, and unfortunately, displaced a number of families temporarily. Fortunately, there was one serious injury, but it could have been a lot worse. And the Coffee with the Chief on February 1st is at the Bridge Academy. Also, today is National Law Enforcement Appreciation Day. I want to thank all of our officers for what they do day in and day out, every day here in the City of Coatesville in the service of our citizens.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

Fran Scamuffa

Ms. Scamuffa thanked everyone for the reappointment, regardless of what Mr. Folks thinks [laughter]. We won't go there. I'm good to be back, actually, although I'm worn out from tonight's meeting. That kind of drains you. I guess my comment or suggestion would be for the Codes Department. I know they mentioned it, but I kind of wanted to make it official that it's my suggestion to cancel. Chief does a great job at being very succinct with his report. It would be very nice to have a similar report from the Codes Department, just to kind of say, "Okay. Well, we hand out this many violations. We do this many inspections. We have this many licenses." Just something to kind of keep people abreast because you all know, there's a lot of issues out there still. And as we report it, it would be nice to see a change to kind of know what's going on in the department. So, it doesn't have

to be anything elaborate, just something real simple, just to understand what's getting done. Some of us don't feel like it's enough. That's all I have. See? Short and sweet.

Ms. Allen made a motion to close citizens hearings on non-agenda items only; Ms. Al Amin seconded the motion. Motion passed 6-0.

Special Events

There were no special events at this time.

Council Comments

Ms. Al Amin wished everyone a good night

Ms. Allen thanked everyone for coming out, and enjoy your holidays, and have a good night.

Mrs. Hunt thanked everyone for coming out and thank you to our staff and the great job that you do.

Mr. Folks stated a couple of meetings ago I stated about I hated the cops, and I wanted to tell you why. At 15, I got in trouble and the Chief said he was going to take me home, and I told him to take me to jail instead of taking me home [laughter]. And I remember getting in the cop car and I fell asleep. When I woke up I was in front of my house, because he knew what Mom was going to do to me. And I knew what Mom was going to do to me, and I wanted to go to jail. I hated him for that, because my mom tore me up. So that's why I hated the cop [laughter]. Well, thank you. Thanks for coming out. Happy New Year. I hope you have a blessed New Year, and I hope you make a lot of money, get a lot money. I hope your family is blessed, blessed, blessed. And thank you, once again for believing in council all these years. Thank you. Have a good night.

Mr. Simpson thanked everyone for coming out.

President Lavender Norris thanked everybody for coming out. Appreciate everything that everybody's done this year so far. We got a long way to go. And we'll keep it short and sweet, and say decision champs. Celebrate. Celebrate. I say thank you to all of you that have come out. It's a blessing to see you all again. Please be safe, trust God, and follow his lead. You'll be all right. Have a blessed night. Goodnight

Adjournment

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