



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, January 23, 2023

Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, and Councilman Donald Folks,
Council Absent: Councilwoman C Arvilla Hunt, Councilwoman Charrisse Allen, Councilman Edward Simpson
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 Councilwoman C Arvilla Hunt, Councilwoman Charrisse Allen, Councilman Edward Simpson would not be in attendance.

Approved Minutes

Vice President Green made a motion to approve the January 3, 2023 and January 9, 2023 meeting minutes; Mr. Folks seconded the motion. Motion passed 4-0.

Approval of Accounts Payables

Ms. Al Amin made a motion to approve the accounts payables; Mr. Folks seconded the motion. Motion passed 4-0.

Presentations

1. Letter of Recognition – Charles Navarro

President Lavender Norris stated I have a letter of recognition here. I'm going to read it and then I will ask Mr. Navarro to come forward. Recognition of Charles Navarro, June 23rd, 2023. The City of Coatesville recognizes people who make an impact on and play a role in the lives of Coatesville residents. And Charles Navarro as a resident of the city of Coatesville made a true difference maker in the community and has made a positive impact to those that work, live, and play in the City of Coatesville. Mr. Navarro has been a key figure in the fight of urban blight. Mr. Navarro serves as a volunteer for neighborhood beautification projects and now, therefore, be it proclaimed that the City Council of the City of Coatesville recognizes and salutes Charles Navarro for his selfless, faithful dedication and service to the lives of the citizens of the Coatesville community, and is proclaimed and enacted on the 23rd day of January, 2023.

Mr. Folks stated thanked Mr. Navarro, we're proud to do this. Charlie, he lives in the second ward on New Street. New Street used to be bad. I mean, if you go down Charlotte and turn on New, you would say, "Hmm, nah." But the couple of times that I turned up and I ain't going up there today again. There's no trash cans over the place. There's no trash on the street. Every Wednesday, this man gets up early in the morning and cleans his street. I wish we could do more. But a resident that takes it upon himself to clean his street every week deserves recognition. So, to the residents of Coatesville, this is what we're going to do,

acknowledge our residents. I remember, back in the day, Coatesville Record used to take a picture and have it in the paper just because. Why can't we do that once a month? We have good people in this town. Thank you, Mr. Navarro, and keep up the good work.

Discussion Items

There were no discussion items at this time.

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; Vice President Green seconded the motion. Motion passed 4-0.

Regular Action Items

1. Receive and consider appointment of Amber Turner to the Historical Commission for the term 2023 – 2025

Mr. Folks made a motion to appoint Amber Turner to the Historical Commission for the term 2023 – 2025; Ms. Al Amin seconded the motion. Motion passed 4-0.

2. Receive and consider second reading and adoption 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

Vice President Green made a motion to approve Amber Turner to the Historical Commission for the term 2023 – 2025; Mr. Folks seconded the motion. Motion passed 4-0.

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

Ms. Al Amin made a motion to approve for second reading and adoption of an Ordinance deleting Chapter 194, Stormwater Management and Erosion and Sediment Control, and replacing it in its entirety; Vice President Green seconded the motion. Motion passed 4-0.

4. Receive and consider a motion for second reading and adoption 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.

Vice President Green made a motion to approve second reading and adoption 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; Ms. Al Amin seconded the motion. Motion passed 4-0.

Ms. Al Amin made a motion to close action items; Vice President Green seconded the motion. Motion passed 4-0.

Reports

1. Solicitor

Mr. Logan announced the solicitor's not here this evening but he did provide city council members with tonight's report and I will read this report. I have provided a more detailed attorney-client privilege report to council since council's meeting. I have communicated and continued to communicate with outside council regarding certain litigation matters. I have drafted and published notices or the ordinances presented tonight consistent with the city's charter. I have communicated with Joe Riper, Esquire regarding the coordination of the closing or the sale of the community center. And I continue to provide the advice regarding landfill matters.

2. City Manager

Mr. Logan stated I'll be very brief. In terms of my report, council members. So, since the beginning of January, this is our second meeting, I've met with several stakeholders to discuss real estate projects for 2023. As you all know, the City of Coatesville is going through a tremendous revitalization surge. We're very happy to see the development and the opening of new restaurants as well as various initiatives in the community. All of our departments are working closely together to kind of test what we were just saying. And we're very excited about what's in store for us this year. We have four restaurants scheduled to open by the end of September, few major projects that are targeted to launch this year. And then next month, of course, we celebrate Black History month with the return of our pancake breakfast and book reading. So, save the date and we're looking at either February 11th or February 18th in the post-event.

3. Finance Department

Mr. Troutman announced his report is going to be extracts from what was provided in the package, but I'm not going to read the report. But I just want to highlight a couple of things. For public dissemination and for the record, the first thing is the obvious. We're working on the year-end audit preparation that's going well, and we're on track as we've been projecting. So, no surprises at this point. Real estate invoices will be mailed the first week of February to get it on everybody's radar. I know it's the thing everybody looks forward to in the city. But they will be coming out in February. And just in all seriousness, the discount period is February or March. So the owners can save 2% off of the bill, and then it's face value at 100% for the next two months. And then the penalty will start thereafter. Yeah. And it will have the tax. It will have the solid waste audit as well, so it's consolidated just like it's been every year. Codes sent out the rental license renewal, over 3,000 of them. So people, owners should be looking for those. There are going to be a few houses that expired that didn't get it that they're researching, so I would encourage anybody who hears this who is a landlord to get an invoice that they should come to city hall and work through it. Better to do it sooner than later. President Lavender Norris stated not receiving the letter, is it going to excuse to not to pay. You have very good eyes right in my nose. I'd say the burdens on the landlords to register and pay. So anyway, thank you for that comment. The other thing that the code has done is they've taken inventory of mechanical devices. So it's the first year in a number of years that they've been at every year ahead of the curve. And so those invoices by ordinance go out March 15th.

I want to highlight in the area of real estate the delinquent list came in from Keystone for 2022 that has not been paid. And the county manages that program for the city, so the county

will be sending out approximately 250 delinquent notices from 2022. Ms. Al Amin asked for tax bills. Mr. Troutman replied for mostly taxes. Ms. Al Amin asked how many did you say? Mr. Troutman replied approximately 250. Similarly, we received from Keystone the list of delinquent solid waste for the trash. And there were 248 of those and – Ms. Al Amin asked for which year? Mr. Troutman replied for 2022. Of which 241 letters were sent out by the city as reminders to the owners that we will accept payment at city hall until March 1st. So that's consistent with what we've talked about over the last several months on how we do the first two approaches for-- we do the first two letters, so we'll do a second letter as a reminder mid-February. But 241 letters went out for delinquent solid waste. Ms. Al Amin said 241, you said, or 248? Mr. Troutman replied 241. There were 248 that were received, and we're working through a different method for 7. Ms. Al Amin asked and is that because they're more than one year behind, or? Mr. Troutman replied that is because the landlord is so egregious. We're going through a more formal legal process. It is something that we've been working with Mr. Jefferson on that the sum weight of everything that is delinquent and out of compliance with city codes—MS. Al Amin asked for any one of the 250 that are delinquent on taxes, were any of the 248 that are delinquent on [inaudible], I know 241 got letters. But if any of those are vendors, they will not get their renter's license until these issues are resolved/paid. Mr. Troutman replied you're correct, and you also have good eyesight and telepathy. Because that was the other comment that I would make. Codes new software has the ability to tag or flag parcels and addresses so that it's more automated moving forward, which is what we've talked about in the past also. It was a very manual process in the past. Now it's actually going to be tag, flag, so it's more user-friendly for Codes and others to look at. And I would suggest that that's the highlight of the two pages. The actual sample letter, the letter, that was sent to the households, the owners, is in your package also. So, there's what we said. And we are encouraging everybody to address it earlier than later because we can work with people who are working with us, forward with payment plans, and it just helps everybody. It avoids legal fees, and it's just the most conducive way to help everybody. So with that, that's the report unless you have any other questions.

Mr. Folks stated the new system they have now is easier. You don't have to go to Codes first, then they go over to finance and pay for it and then go back over to the window. Now, everything is done, ready to go. It took the money, your credit card, they gave me receipts with your license, and it was real simple this year instead of going back and forth from two places, so it is getting better. Mr. Troutman replied thank you for that observation. And it helps internally to see we're more efficient because we dropped some time in the planning. We're still working through some logistic issue, but thank you.

Citizens Hearings Non-Agenda Items Only (3 Minutes)

President Lavender Norris explained during our citizens' comments, you have three minutes. This is regarding our non-agenda items. When you come to the podium, please state your name, address, and we'll give you the buzzer. Please, complete your comment allowing for the next resident to come forth. First up is Mr. James Jackson.

James Jackson

My name is James Jackson. I'm from Franklin Street. I'm here to speak on the covenant. It's an encroachment and doing business on restricted land. I'd like to say good evening to all of you, say the Council President and members of this honorable council. It is my humble duty, and it has fallen upon our generation a broken covenant. A promise. We desire the City Council to take notice that we

are poor people and we want the benefit in the land and territory, the resources within the spirit of the covenant. This is to be the [inaudible] that we would provide for their inheritance and their descendants until all have died. We come, in our favor, to restore the covenant as well as to stand on the promise made before God and to place a claim on the land and territories and resources under the covenant acknowledged by one hand in [inaudible]. I ask City Council members to replace the authority with the City Council members. I vow in this [inaudible] a civil complaint against the Redevelopment Authority. I ask that the Redevelopment Authority be dismantled and their authority placed in the City Council. The last 20 years to 30 years, the Redevelopment Authority has failed the people of Coatesville. People sleeping up and down the main street, food giveaway at Third Avenue Church, on Fifth Avenue, we had the CYWA, on Seventh Avenue, we had Salvation Army. All the mini-marts in Coast vile, display cases, promoting the use of drug paraphernalia for substance abuse. This is not redevelopment. Never would I have thought to see so many hungry people in one community on [inaudible] in the City of Coatesville. This is-- Thank you.

Lauren Shannon Bailey

Ms. Shannon-Bailey wished everyone a good evening. I'll give my time to Mr. Jackson. President Lavender Norris stated let me say this, Mr. Jackson. While Ms. Shannon has given her time over to you, this is fine because of the unaware issue here, but you cannot extend your time any further. Because you weren't aware that you weren't allowed to do it. It can go this time, but after this three-minute period. Mr. Jackson replied yes madam. Mr. Jackson provided council with a packet. He stated what I just hand to you is a deed to the property that I just spoke upon that the redevelopment has purchased. What I'd like to do once again is, in those deeds that you have, you have an email from the former city manager. You have the covenant in there. This is restricted land that we are on at this moment in this time. And I have filed a is pendens against the Redevelopment Authority. I would like you to look into the Redevelopment Authority in the business that they are conducting. And what I ask that the Redevelopment Authority be disassembled and moved to Council. Thank you, and I appreciate you allowing me the time.

Vice President Green made a motion to close citizens hearings on non-agenda items; Mr. Folks seconded the motion. Motion passed 4-0.

Special Events

There were no special events at this time.

Council Comments

Mr. Folks wished everyone a good night.

Ms. Al Amin stated I don't watch sports. And this one, this one, and that one are on the my last nerve tonight with this sport. I guess these two won, and this one over here lost. And they can't control their self. And thank you everybody for coming, and have safe travel.

Vice President Green stated I would just like to-- I mean, I would just like to thank everyone for coming out. Again, it's just so hard to not be excited for everything that is going on here, in this City. We have a lot of great things and just a great time. So I just wanna thank everyone for taking the time out to come, and listen up, and hear what is going on, and be safe going home tonight. Thank you.

President Lavender Norris thanked everyone for coming out. I thank you for just showing your interest, your willingness to be aware and move the city forward. Once again, we do have vacancies

on our boards and commissions. If you're interested, please go online. It'll give you a breakdown, a small snapshot of what's required of the members. And consider joining, becoming a part of the forward momentum of the city. We're in a wonderful position now, and we're moving forward. We're getting better by the day. Just your very presence proves that we're getting better because there was a time when we were the odd ones here. So again, thank you for coming out everybody. Thank you, staff. Bless you. Everybody, be safe. Enjoy your evening. Again, thanks for coming out.

Adjournment

Ms. Al Amin made a motion to adjourn the meeting at 8:07pm; Mr. Folks seconded the motion. Motion passed 4-0.