



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, November 24, 2025

Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Charrisse Allen (phone), Councilwoman Khadijah Al Amin, Councilwoman Tiniera Turner-Green, and Councilwoman Fran Scamuffa

Council Absent: Councilwoman Villa Hunt

Staff Present: James Logan, City Manager; Roberta Cosentino, Assistant City Manager; Chief Jack Laufer, Police Department; Chief Peter Huf, Fire Department; Jessica Arthur, Finance Manager; Robert Jefferson, Solicitor; and Ruthann Mowday, Recording Secretary

President Lavender Norris called the meeting to order at 7:44pm and announced an Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

Approved Minutes

Ms. Al Amin motioned to approve the November 10, 2025 meeting minutes; Ms. Turner-Green seconded the motion. Motion passed 6-0.

Approval of Accounts Payables

Vice President Green motioned to approve accounts payables; Ms. Al Amin seconded the motion. Motion passed 6-0.

Ms. Scamuffa inquired about page 8 of 45, the event photography. Do we not have somebody in-house that can do some of the pictures and videos and stuff? Mr. Logan replied no. These prices are getting kind of high. I'm just thinking about cutting back here. Mr. Logan explained our photography and our videos are actually done by a professional photography and video company. And this particular invoice is covered by the event itself. So we had sponsors for the events, and this falls under the expenses of the-- well, this happened to be the ACE event. Ms. Scamuffa asked the ACE. This was sponsored on that, and it didn't technically come out of the city funds? Mr. Logan replied yes. Ms. Scamuffa said gotcha. Okay. Thank you. Vice President Green stated just to clarify, in the event that there is an event that the city does or has events and they need to be covered, we don't have a photographer on staff. I mean, are you asking that an employee--Ms. Scamuffa stated an employee? --should be able to--? . I mean, [inaudible] taking pictures of these [inaudible] professional. Because that's just my perspective. Vice President Green stated because it's a city event and things that have to go up on the website and things like that. They need to be done, and we don't have a photographer on staff. And to ask for a staff member to take care of that-- That's a lot. --outside of their job description. Ms. Scamuffa stated that's why I asked the question. That's what I'm allowed to give. Vice President Green said oh, I'm not saying you can't ask. I'm just saying that to clarify my understanding. Ms. Scamuffa said it was clarified. I was trying to understand----if that makes you feel better. Vice President stated I was just trying to understand why we would think that the staff person could take care of that.

Presentations

1. Historical Commission update

Members of the Council, Mr. Logan, and everyone else. I'm Dr. Lisa Doan-Harley, the Chair of the Historical Commission. In this season of Thanksgiving, I would like to, on behalf of the entire City Historical Commission, thank you for your support.

We at the Historical Commission would like to thank all of you for the support that you've shown for us thus far this year. This year has been a sort of reorganization or rebirth of the commission, and we are set to forge ahead into next year with hopeful plans and ideas. I attended the CCHPN workshop, the Chester County Historical Preservation Network, earlier this month, and was made aware of several opportunities and benefits for our city. At the New Year, I would like to present these ideas to the board, meaning I want to borrow their slide presentation. We have begun to plan our America250 activities and have received offers of assistance from Caln Township with our endeavors. And of course, we will be offering to help them in return. America250, the celebration is to take part literally every day in 2026, as well as to continue each year thereafter. So there is no conclusion to the celebration. It is hoped that the kiosk for heritage tours that will be housed on the Lukens property will avail us, the Historical Commission and the city, to create activities.

We have secured Representative Dan Williams for part of our individual celebration, which we're tentatively calling My America. A date has not yet been decided on. Everyone will be clamoring for the 4th of July spotlight. Therefore, we would like to spread the celebration out. I know that Caln Township is looking for their celebration to be on June 20th, as well as West Caln is planning events in May. The Commission is looking to do several things, interspersed between our surrounding municipality celebrations, so that the public will have the opportunity to enjoy all of them. To give you an idea of what we're planning, we would like to continue with the historical tours that we did during the county's town talks and village walks, with several topics. When we have nailed down our date with Representative Williams, we may be in need of a banner or signage, which we would need the city's help with. If anyone here at City Hall has ideas or suggestions for the 250th, please, feel free to share them. We'll take any ideas.

This is not just colonial people dressed up, reenacted. This is to be a celebration for all peoples to acknowledge what they love about their country today. We have some local holiday celebrations. Thus far, the holiday happenings include December 5th and 6th from 5:30 to 8:00 PM and the 7th from 2:00 to 5:00. Hibernia Mansion will be having candlelight tours. And I'm in charge of the parlor's decorations, so I expect to see you all there to see all my hard work, okay? December 6th is our Coatesville Christmas Parade, presented by Cleveland-Cliffs, and it will be front and center down the historic Lincoln Highway at 10:00 AM. December 7th, St. Joe's Christmas Bazaar on Charles Street, so hope the people can attend that. December 9th at 6:00 PM, Die Meistersingers and the Caln Elementary Chorus will be performing at the Old Caln Meeting House.

On December 12th, from 5:00 to 8:00 PM, you won't want to miss this year's Holiday Open House & Auction in the Lukens Historic District. The event is very popular for its magical setting and old-fashioned traditions, including live holiday music by the celebrated Lukens Band, one of the few brass ensemble bands left in the region. You'll be able to enjoy delicious holiday refreshments, visit with knowledgeable staff members, and make memories of this holiday's annual event. And then something that is fairly new, on December 13th, from 2:00 to 4:00 PM, the Old Caln Historical Society will be giving Historic Holiday House Tours. Last year, they rolled it out with just two houses. This year, they have three. I've been bugging them, and I would love to see us possibly, in the future, join in with that to bring people in.

May I say that the city's holiday decorations look beautiful as we make ready for the Christmas parade and Santa's arrival? I kind of startled the workmen because they were putting up the lights and we stopped at the red light, and I'm yelling out the window, "It looks gorgeous. Way to go, guys."

They're kind of like, "Who is that woman?" It was me. And that's pretty much what we have. We have a lot of plans. I want to come up with a very loose calendar in January to show you what we wish to do each month. And we have some things on the back burner. We are always open to suggestions to coming in on the second Tuesday at 7:00 PM, downstairs, and join us. But again, we want to thank all of you for your support and for all that you do. And Happy Turkey Day.

Vice President Green asked for a copy of the flyers for the events. Ms. Doan Harley replied I will forward the information to Ruthann. I worked really hard this year getting Hibernia and Old Caln and Lukens not to be on the same day, and I succeeded, so that because I always had to, "Which one am I going to go to?" And this way, everyone in the Coatesville area can go somewhere and see all the activities instead of flipping a coin. So hopefully, I can continue to suggest dates for them. And hopefully, next year, we might have something to add to that account.

Discussion Items

1. Letter of Recognition

Vice President Green stated I think that that's a nice thing to do it with. I think that there's a few others in the community that do the same thing and have been doing that for a long time. One thing about Coatesville is, even in the midst of the SNAP crisis, organizations and people just rallied together. Last Saturday, I was just so mesmerized that we had-- everyone should have such a wonderful Thanksgiving. There were Thanksgiving meals, turkey, and the entire meal being given out at New Life. The same thing up by Rite Aid, the same thing in Caln Township. You had the grocery outlet participating. You had another organization. I wasn't the best-- I don't know, sports teams. Football, giving out turkeys and complete meals. We have a lot of different people in our community that do that all the time. We have members of Paoli Hospital that come up and feed every weekend. It's a community thing. That's CYWA that's for the community. They come up and provide meals every day. We have Jubilee. We have Pastor Frank Fullwood, and I'm not even going to say his church because he's doing this himself. He provides a meal every single day in the community for not just the homeless, but for anyone who desires to come. They do provide a lunch meal every single day. And so I think that if we're going to-- in doing this, I think that what Amisha is doing is wonderful, but we have many, many, many people in our community that have been doing this for 20 years, 15 years. She's been doing it for 10. And I just want to acknowledge them all because it's just a wonderful thing, especially in these hard times, and we know how expensive food is. So people in our community are really, really stepping up and providing. And I think it's great.

Mr. Logan said yeah and Madam Vice President, I think you're absolutely right. In all cases, because we do provide a letter of recognition to our residents, oftentimes, we don't get a notification of it. But then in this particular case, someone had identified this individual and went to Councilwoman Al Amin. Councilwoman Al Amin brought it to our attention. And we do have a process for letter of recommendations as well as observations and things like that, so this falls under that. And I think it is important to-- if someone brings it to any of your attention, you all should share it with us and bring in front of Council. Vice President Green said or even if someone doesn't bring it, if we just notice-- -and know of different ones-- because there's so many people. I tell you, there's a lot going on in Coatesville. Everybody can say people who don't live in the city, they think that Coatesville is this dangerous place or this rough place. And I tell you, you don't find as many people-- we have so many people here that care about one another and provide and help one another. And it's a great place. You know what I mean? So many people provide and sacrifice and donate to make sure that everybody's doing good.

Ms. Al Amin agreed they do. And the reason I requested for Amisha to get a letter of recognition, it's multiple reasons. A few people reached out to me. There was actually - Ruthann, I think you even saw it - a post on Facebook. And so I reached out to Mr. Logan. So when she first started, like Pastor Fullwood, it was out of her pocket. And over the years, things grew. So it isn't just a meal anymore. Actually, for how many-- well, the last few years, the bags, the personal hygiene bags with the blankets, the socks, the deodorant, the toothpaste, they're put together up at 190. Susan Springsteen allows her building for that. And then, also, gently-used clothes donations are given out too. So it has grown over the 10 years, and some is given through donations and this stuff that goes into the-- but it's generally a hundred people are serviced on that day. And so the reason I requested it is because individuals reached out to me. They felt like she should get not a proclamation, but a letter of recognition. So I sent an email to Mr. Logan requesting it. Vice President Green explained we had the Masonic Lodge and and Anthony Harkins doing them yesterday. Had the biggest thing yesterday. I don't even know how many people. They just posted that 600 came. People-- They did. The post did say that. And all the clothing and toys and things like that that they gave out. And it just makes your heart melt that everybody's thinking of-- people are here to help.

President Lavender Norris explained because Mrs. Phillips isn't here this evening, we'll hold the letter of recognition until next meeting because she wasn't aware that she was being honored with it. Ms. Al Amin stated that's my fault. I thought today was just for the discussion to make sure that council collectively agreed upon it. But I will call and make sure she's here the next meeting. President Lavender asked that's what we'll do with that. Rob, is that okay? Because it is an actual action. Mr. Jefferson replied right. It's just a discussion item. So no actions leading to that one.

2. Letter of Support for the Chester County Water Resources Authority (CCWRA) and Chester County Department of Emergency Services Flood Safety and Resilience Initiative

Ms. Cosentino explained the letter was presented to us. We just wanted to share it with council. The Chester County Water Resource Authority is submitting a grant application, and they were looking for a letter of support from the city because part of the funding that they were asking for through the local share account, which is a statewide grant program, is for the city of Coatesville to benefit from them deploying automated flood alert sensors, installing traffic barrier gates, and establishing hazard warning signage in the case of flooding.

Citizens Hearings – Regular Action Items Only (3 Minutes)

There were no comments on citizens hearings regular action items only.

Vice President Green motioned to close citizens hearings on regular action items only; Ms. Al Amin seconded the motion. Motion passed 6-0.

Regular Action Items

1. Receive and consider a motion for first reading and advertisement an Ordinance providing for the amendment of the Coatesville Zoning Ordinance of 1995, as amended, and as codified at Chapter 224 of the City of Coatesville Code, by amending the definition of Convenience Store in §224-8; by adding the definitions of Cannabinoid; Convenience Store, Small; Department of Health; Dispensary; Dispenser Facility; Grower/Processor; Grower/Processor Facility; Hookah; Hookah Bar/Lounge; Medical Marijuana; Retail Use; and Tobacco Store/Smoke Shop, Dispensary Facility, and Grower/Process Facility; by adding New Sections; §224-63 Entitled “Dispensary Facility Regulations,” §224-64 Entitled “Hookah Bar/Lounge Regulations,” §224-65 Entitled “Tobacco Store/Smoke Shop Regulations;” by adding the following uses by right to C-1 District: Indoor Commercial Recreation; Office; Parking

Lot/Garage; Recreation, Active; Recreation Area; Restaurant, Drive Through; Retail Store; and Tavern; and adding Bulk and Area Standards for a small Convenience Store; and Providing a Repealer Provision, Severability Provision, and Effective Date Provision

Ms. Allen motioned to approve first reading and advertisement an Ordinance providing for the amendment of the Coatesville Zoning Ordinance of 1995, as amended, and as codified at Chapter 224 of the City of Coatesville Code, by amending the definition of Convenience Store in §224-8; by adding the definitions of Cannabinoid; Convenience Store, Small; Department of Health; Dispensary; Dispenser Facility; Grower/Processor; Grower/Processor Facility; Hookah; Hookah Bar/Lounge; Medical Marijuana; Retail Use; and Tobacco Store/Smoke Shop, Dispensary Facility, and Grower/Process Facility; by adding New Sections; §224-63 Entitled “Dispensary Facility Regulations,” §224-64 Entitled “Hookah Bar/Lounge Regulations,” §224-65 Entitled “Tobacco Store/Smoke Shop Regulations;” by adding the following uses by right to C-1 District: Indoor Commercial Recreation; Office; Parking Lot/Garage; Recreation, Active; Recreation Area; Restaurant, Drive Through; Retail Store; and Tavern; and adding Bulk and Area Standards for a small Convenience Store; and Providing a Repealer Provision, Severability Provision, and Effective Date Provision; Vice President Green seconded the motion. Motion passed 6-0.

2. Receive and consider a motion to extend the Solid Waste Removal Contract for One Year.

Ms. Allen motioned to approve the one year extension to the Solid Waste Contract; Vice President Green seconded the motion. Motion passed 5-1. Ms. Al Amin was the dissenting vote.

Mr. Jefferson explained this is a labor of love. It began some time ago, and it largely did a lot of work in the Planning Commission. So if you ever see your Planning Commission members, and I know at least one of you will, please, thank them for their hard work and diligence in this process. I'll just go in order. So in section 1, we amended the definition of a convenience store. The current definition of a convenience store essentially references Wawa and 7-Eleven. As you'll see now, the definition of a convenience store incorporates some area standards, hours of operation, what sort of items are being sold, and one of the things that I know was most important when we were working through this is the tobacco/vaping/every other type of smokable product. So this definition of a convenience store addresses that aspect of a convenience store. So trying to make the differentiation between a convenience store and smoke shop.

So moving on to section 2, in 2016, there was an act called Act 16 of 2016. And it's the Medical Marijuana Act. And in that, it permitted certain medical marijuana use and sale and growth and all of that. So a lot of these definitions in section 2, you'll notice have something to do with marijuana, essentially. So we defined cannabinoid. We defined next the convenience store small. And going through this zoning ordinance, we found that we defined a corner store, but then there were no regulations for a corner store. So we were trying to get rid of that, and it was only mentioned in the definition section. It wasn't mentioned anywhere else. And then in speaking with a lot of the Planning Commission members, I learned that corner stores in the city was, at the time, already located at corners. So we took that definition out, and you'll see that later. The Department of Health is the State Department of Health. A dispensary is what you would think of it being in terms of a person dispensing, and that's the facility as well. Grower/processor/grower/processor facility, again, think of somebody growing marijuana. We addressed hookah and hookah bars and medical marijuana. And we have a bunch of retail, but we never defined retail use. So we are specifically defining a retail use in this as well. And then most importantly, the one that we were focusing on the most, I would say, was tobacco store/smoke shop. Again, it's designed to regulate these shops, and it is based on the display area. So that is incorporated in here. And we tried to incorporate as many definitions of smoke products as we could. Obviously, there's going to be

some more new things that will come out that we'll never hear about. But it's trying to be as comprehensive as it can be.

Section 3, you'll notice it's the C-4 district. We're adding certain uses to the C-4 district. Looking at the city's zoning map, the C-4 district is up by the Turkey Hill, right by the bypass, and then it actually looks like the flats as well. So you're adding those specific uses to the C-4 district.

Section 4 are regulations for a dispensary facility. Dispensary facilities are largely regulated by the state. This is in fact designed to track the state regulations as well. So don't think that all of the regulations have to come from the city. It's highly regulated at the state level as well.

Section five addresses hookah bars and lounges and certain standards that are applicable to them: hours of operation, ventilation, who can be in there and what age they have to be. We addressed alcohol sales as well. And as you'll know from section four, the bars are permitted in the C-4 district.

Section 6 is the tobacco store/smoke shop regulations. Again, it's designed to address certain regulations regarding that, so hours of operation, ventilation, how close they can be to one another, and who can be in there, and the sales of that.

Section 7, we added new uses to the C-1 district. Right now, I believe the C-1 district had the least of the amount of uses for a commercial district. So in speaking with Matt Hoffert, I think we decided that these additions were important within the system.

Section 8, we deleted the definition of corner store. Again, it was defined as a term but never referenced again in the zoning ordinance.

Section 9, we added grower/processor facility to the I Light Industrial and I-2 heavy industrial. So the steel mill is I-2, and it looks like one of the train tracks are I-1. So that's where that would potentially be located.

And then section 11 is a-- there's a bigger chart. It's attachment filings and the ordinance zone eCode. And it lists a bunch of bulk and area standards for various uses. In working with Cedarville, we tried to come up with some bulk and area standards for a convenience store, and that is where this came from. And just give me one second. The 3,000 is the minimum lot area. Minimum lot width is 70 feet. Building coverage is 50%, and lot coverage is 80%.

Sections 12, 13, and 14 are the standard sections, repealers. Any ordinance that's in conflict with these would be repealed. Any sentence, that's if found unconstitutional or illegal, doesn't invalidate the whole ordinance and then the effective date after that. We still have to have a hearing for this because this is zoning, so we still have to do that. I provided a timeline to assist with keynote earlier this month. And we're going to work on getting that through the timeline identified. So that is the bulk of the ordinance.

Ms. Cosentino stated Madam President, I will offer a few more details also. Like I saw the shake of the head. [laughter] Just a little more context that's less legalese. You may or may not remember that all of this work really started here in this room. It was generated from you all having concerns about our zoning around these issues. So that's why this work now was taken to the Planning Commission to address our zoning ordinance. As you all know, our zoning is really the place where we get to have a say as to what happens in the city and what types of businesses can go where. And in fact, if we don't define

that, then any type of business can open anywhere. So we must kind of decide, as a city, what our zoning should be. That work happens through the Planning Commission. They make recommendations to council. And then the zoning hearing board, they are kind of the judicial body over to zoning. So this was quite a bit of work that was put into this. The Chester County Planning Commission has also reviewed the ordinance, and we have incorporated some of their suggestions. Overall, there were not very many changes that they suggested. But I think that it's important to just have that background to share it and remind everybody kind of how we even got here because I know it's been several months of working on this, so.

Vice President Green stated once these all get codified, it's important that we get them to put it in our books. Ms. Scamuffa asked so pot shops, dispensaries, they can't be within— but they can't be within our little city except the C-4 district. Mr. Jefferson explained dispensaries are included in the C-4 district. They're a key-- Ms. Scamuffa asked which is outside our little city proper, I guess? Mr. Jefferson explained there's two C-4 sections. One is just north of the bypass, up 82. And then the second one appears to be, if not the flags, it's very close to the flags. Vice President Green said yeah. It has to be because that's where the growing is going to take place. Mr. Jefferson explained there are two C-4 districts in that-- two C-4 areas in-- to the B-2.

Vice President Green motioned to close action items; Ms. Al Amin seconded the motion. Motion passed 6-0.

Reports

1. Solicitor

Mr. Jefferson announced since council's last meeting, I have worked on the following items: communicated and continued to communicate with outside counsel regarding various litigation matters; prepared the adoption notice for the HND LERTA Overlay District and had it run on the daily local news in compliance with the city's charter; provided an opinion regarding a known parking matter; worked on a no right to know matter with the police department; reviewed the County Planning Commission's review letter, and I amended the proposed zoning ordinance and prepared the timeline for the adoption of the proposed ordinance; communicated about a no condemnation matter; and I communicated with the city's engineer regarding Millview Basin. And finally, I hope everyone has a safe and wonderful Thanksgiving holiday weekend.

2. City Manager

Mr. Logan wished a good evening to Madam President and the council. During our executive session, I'm providing information on real estate matters and personnel matters. For tonight's public meeting updates, I'll start with the City of Coatesville's third annual case conference that we had a couple of Fridays ago. This is an annual conference that the city hosts and co-hosts to provide information and updates on what's going on in our community in terms of our economic work. The meeting showcased, or the forum showcases a number of partners in the community, a number of investors and residents as well. And we are very appreciative of the supporting sponsors.

And if I may, I just want to share with you all who the sponsors were for the event. Our presenting sponsors for that day were the Assured Partners, Cedarville Engineering, Pennsylvania American Water. Other sponsors were Citadel Credit Union, Cleveland-Cliffs, Comcast, ECON Partners, PECO, Presence Bank. Our platinum sponsors were BTC Marketing, BGA&F, CCEDC, Church Farm School, Caln Engineering, Meridian Bank, Pennoni, TMACC, and Surf Grove. We also have additional supporting partners, which include Western Chester County Chamber of Commerce,

Second Century Alliance, Chester County Chamber of Business and Industry, Chester County Economic Development Council, and last but not least, the Chester County Public Safety Training Campus. For those of you who did not attend the event, I have some swag bags for you. And in the bags-- You will see there's a handout that we provided to all of the attendees. I just want you to go through just one particular page in the handout, where it speaks to the city's growth and probably what's going on in terms of our economic climate.

So if you turn to this slide, number-- sorry, page number five. On page five, you will see that gives you a snapshot of the city in terms of our population, median age. And then there's a breakdown of our housing units in the City of Coatesville. We shared this information with our attendees because a lot of people are not familiar with what goes on in the city. We do have a large renter population here, but we also have a growing housing market right now. The median sales profit in City of Coatesville is between 160,000 to 240,000. And what that means is that the home ownership-- or homes are being sold at an increasing rate of between 5-- actually, between 6 and 8 percent. The median sales price of June of 2025 was \$359,000.

On the business license side, thanks to our police department and Casey and Roberta, we have 935 business licenses in the City of Coatesville. If you move on to business development, and I won't read these, I would just like to look at it. But again, it speaks to the economic climate of the city. And then on pages six and seven, we break it down a little bit more into commercial and residential values here. So all in all, the forum, as I mentioned, is designed to share this information with our attendees. And for those investors that are in the audience, we're trying to attract them to the City of Coatesville as well. I'm going to stop there and let you all read that at your leisure. The other item I have on my report this evening is-- I'll pass this down to you. Okay. Help me pass that down. This report actually came from Senator Comitta's office. It was shared by Michael Hartman. And this is just a Pennsylvania economy kind of an update, if you will, from the governor's office.

Basically, what it says is that the State of Pennsylvania and a number of its counties are still continuing to be strong. It's really interesting how when you hear a report like this and the trickle-down theory, how it impacts the City of Coatesville and surrounding areas. We do monitor, as you all know, what goes on with the companies here in the city. We partner with them. We try to get people employed through workforce initiatives and partnering. All of this kind of goes into this effort to rebuild this community. So we're very excited that when we see a report like this and then we read our own report, there's some connection there when we try to connect with that. Moving on to work and workforce, during the ACE Forum, we had an opportunity to speak to a number of people that were in attendance, one being the Delaware County Community College. In our efforts to build a trade initiative and trade programs here in the city, Delaware County Community College will be opening a trades program here in the City of Coatesville first semester or in January. This is something that the City of Coatesville has been working on for a number of years, along with partners like the Economic Development Council, the Chester County Chamber of Business and Industry, the Western Chester County Chamber, even local businesses like Nth Solutions, Greg Vietri, JGM. And we've all had a conversation about, "How do we drive the trades industry here?" So Delaware Community College will help us do that. They will be providing scholarships with this particular program. And we're very excited that we're eagerly welcoming them in the City of Coatesville. Mr. Logan replied Well, I don't want to say free. I think just like students will be enrolling in college. So whatever the enrollment application fee is, there is a fee for that. And just like any other college enrollment, you're going to have to qualify. But once you qualify, I think there will be opportunities for a scholarship. [crosstalk].

One other announcement I just want to make. I had an opportunity to speak to Chris Wiseman, who is the director for the Habitat for Humanity. Habitat for Humanity, if you don't know, has recently partnered with the Hankin Group. There is a development that they are working on in Phoenixville. Phoenixville workforce and market-rate residential development. This particular partnership is very unique where you have a developer working with a nonprofit organization for a mixed use, affordable--[crosstalk]. I won't read in detail, but you all have it in front of you. This is a mixed use, a 50/50 mix, as they call it, that will have individuals that have mixed income, along with those individuals who can afford a little bit more in terms of housing. They will be living under the same roof. And this particular model, I think, is going to be very successful. We've asked Mr. Wiseman to keep us informed. And of course, if the City of Coatesville has any property or any interest in a program like this, I think we should certainly entertain it.

And then the last two things I have is Winter Wonderland, which is December 6th, that is part of the parade. I think that was mentioned I think in the first proposal. Parade is December 6th, the same day. [inaudible]. Ms. Allen asked when is the Shop with a Cop? Chief Laufer replied the following Saturday, the 13th. Shop with a Cop is the following Saturday after the Christmas parade.

3. Assistant City Manager

Ms. Cosentino thanked Madam President. To begin, I'd like to say that the city would like to welcome any non-English speakers to contact the city as needed, either in person, on the phone, or via our website. We welcome any opportunity to communicate, answer questions, and resolve issues. [foreign]. First, I'd like to start with a couple of public works updates. Public works is making preparations for the season. So the first and foremost update there is that our new public works vehicle was delivered. It is awesome. It is a, I'm sorry, Ford 550, I believe. It's a dump truck, a new plow, so we are in good shape for the season. Right now, we're just waiting to get the details on it, and all of that, but the guys have been training on it, so [inaudible] as well. Just a reminder out there that when it does snow, snow needs to be cleared within 24 hours. We're trying to get the message out as a reminder for people not to push snow back into the middle of the street after the plows have gone by. But in general, preparations are looking good for the season. Also, on the public works front, Habitat for Humanity was mentioned. I want to share with council that Cambria Terrace, we've discussed for over a year now, dedicating the roads to the city. Back in the summer, the city, Public Works, and Habitat for Humanity met to go over the punch list. And the punch list includes things that need to be done by the community or Habitat before the city can take over responsibility for the roads. That punch list is still in process. So the engineers are working together with Habitat, so on and so forth. So that has not been completed for this winter season. So we fully expect that Habitat and/or the HOA will continue to [pay?] over this winter. So I just want you all to be aware because I know that's something that comes up every winter.

Vice President Green stated she had called Mr. Logan the other day because the lady who was in charge of the HOA reached out to me to see why the streets have not been taken over. And when they contact Habitat, Habitat is saying that the city is still [inaudible] because they're concerned about they don't want to be in the same situation like they were in dealing with the debate over who's going to plow the streets. And so Habitat, I guess, is not really being upfront with them regarding why or what the holdup is, so. Ms. Cosentino stated well, if you do have a contact with the HOA, we've made several attempts to contact them. So I would love to be able to-- --talk directly with somebody from the HOA because they'll be a part of this also. They'll need to be a part of this transfer once it

happens. And it would be great to have a good contact there. Vice President Green said I'll give you a phone number.

Ms. Cosentino replied Okay. Great. Great. Thank you. Moving on, similar in the same vein as Public Works, I also wanted to share that Public Works did a pretty major cleanup-- a couple of pretty major cleanups. Rather than spring cleanups, we've been doing fall cleanups, apparently. So we've had several illegal dumping sites that have been cleaned up. Public works also needed to do a massive clearing at the old landfill that we own so that our engineers can get in and do the groundwater sampling that they needed to do. That was a massive project where we actually needed to rent some equipment to do that. So there's been some pretty large projects like that that have been keeping Public Works pretty busy. In that same vein, we've also been looking at other kind of large properties throughout the city that needed cleanups, and we were able to get some movement from Amtrak to clean up some of their properties, Cleveland-Cliffs, and also Regency Park Apartments to do some cleanups up there. So overall, I think we've had a lot of success in that. A lot of that was just direct reach out to property owners and contacts that we just happened to have. So that was-- The flats is also one that still needs to be addressed. Yeah. So yeah, just wanted to share some of those updates. Ash Park, the construction project is going smoothly. We're still having our biweekly construction meetings. I think I mentioned this before. The connections that needed to be made to the culvert have been completed and were successful. Yes. That was a major, major accomplishment. We're very happy about it. So things should continue to move along smoothly through the winter. You'll still continue to see work done even through the winter as they go vertical. They'll stop doing the groundwork, but they'll start to go vertical.

Also, I want to share-- because council members have asked specifically about certain situations at certain properties, I wanted to share some updates. I mentioned Regency Park Apartments. The city has been working diligently with our large apartment complexes to get them into compliance on everything from trash to rental inspections. Regency Park Apartments is one of those as you all know, because you've brought it up many times. That has been a concern. We've been in touch with the new property management. They transferred property management in September. I'm sorry. I think it was October. We met with them in early November. The regional directors who were in New Jersey came out. We met. Myself and our co-department staff out there had a very good meeting. Soon after that meeting, there were large cleanups that were done. We saw a movement on making some updates to some of the units. They complied with doing some inspections. So we're seeing some positive movement there. I also wanted to share that, as you all know, over the years, we've had some issues at Ash Park Apartments and City Clock as well. Those two are owned and under the same property management now. I will say that that property manager also changed this fall. So there's been a lot of movement in these large complexes, but we did get the property owner to agree to do a full set of inspections on both of those properties. So those are scheduled for December. So that is a lot of legwork on the code department side to get all of this done. But we are actively working to get these large properties into compliance.

Of course. And oh, last but not least, we have-- in either this week or early next week, I think it'll be this week, we are going to be sending out that email that I mentioned to our property owners about the business portal. I've mentioned it a couple times. It is a pretty big deal. Everybody's going to be able to access all of their information on licensing and inspections, and to make payments on the portal. That will start in January. So just that you all are aware, if there's questions or problems, we are trying to communicate proactively to let people know how to use it. But our staff are trained, and they'll be able to answer questions if you were having problems. And that's all I want to share.

Ms. Scamuffa asked any of the fines and so forth that were with all this property management changing? Who is responsible for any [inaudible] bonds and things like that? Does that get passed on to the new management company or is the old management company still responsible for anything that may be outstanding if there is anything outstanding? Ms. Cosentino replied fines go to the property owner. Ms. Scamuffa asked So anything that was incurred before with the old management company, the new management company has to take over responsibility for? Ms. Cosentino replied It looks to the owner, the property owner, regardless of the property managers. It's the same owner, as I believe the owner purchased the property [crosstalk].

4. Finance Report

Mrs. Arthur wished Council a good evening. In your packets tonight, you will find a circle square report for October. As you can see, we are right where we should be relative to budget. You may recall my last report I had mentioned that the EIT in the beginning of November could be very telling not only to making budget, but it can also give us an indicator of where the EIT will be going for next year. Early indicators show that we are currently slightly ahead of last year and look to come in right at budget for year end. I would expect this trend to continue into next year. You will also notice in the capital reserve account that the timing issue I had mentioned previously has worked its way through. In your AP packets tonight, there are invoices set to go out due to-- set to go out due to our most recent installment received. We are currently in the process of requesting the next installment. I would also like to remind everyone that our public budget hearing regarding the '26 budget is scheduled for next Monday, December 1st, at 6:30. If there are no questions, that will conclude my report for tonight. President Lavender Norris stated you've been doing an amazing job. Thank you so much.

5. Fire Report Department

Chief Huf thanked Madam President. Good evening, members of council. In your packet, you'll receive the fire report for the month of October. Fire department responded to 119 emergencies. There's a breakdown of all those different types of calls, as well as our response to the neighboring communities, which has grown. Following up on that commitment to a more of a regional approach, and many of those departments have been responding as well into our city to assist us. There's also a report from the Washington Hose Company, which supplies the city with the BLS, or basic life support. And they responded to 205 calls for the month of October. Lastly, I have the report from Westwood Fire Company, which supplies our ALS, or advanced life support. They did a total of 120 calls to the city. They have a new chief that is in charge of their EMS, and he was not aware of the deadlines to supply the report in order to make it into your packet. So he now knows our schedule, so you'll have that. But with any of this, if you have any questions, please don't hesitate to let me know, and I'll be glad to answer or get you the answers.

I'm happy to report that we are the recipient of a Department of Community and Economic Development grant that was first applied for in 2024, in the amount of close to \$59,000, which will be used for updating our radios, border rescue equipment, and enhancing EMS equipment. Since we are a QRS, or Quick Response Service Team, this will come in good use. I'm also working with Colleen Terry, our grant writer on some proper fire department language for the LSA grant that the city is applying for to help offset the cost of the fire apparatus that we've purchased. With regards to the fire apparatus, as I mentioned before, I had a meeting scheduled with the manufacturer, Seagrave, and I had a Zoom meeting with the president of the company and also the National Sales Service Manager who was just a salesman when he worked in connection with Upper Darby. We had about

30 pieces of fire apparatus in Upper Darby that I was involved with. So we were a pretty decent customer.

Pulled a favor. And from that meeting, we got a commitment from the president, which is great news, that they'll be able to put the new motor and chassis together, which is a compliance issue with the federal government, and will give us a VIN number, and then those trucks will be set aside. It's such a long process. But what this does is we will not need to put the new motors in the trucks that are a new emissions compliance, which would have cost roughly about \$100,000 extra per truck. We have two trucks ordered, and there was concern that they would have to redesign the cab, which, as you know, would mean a lot more money as well. So it was great that we were able to dodge that bullet. And we're right on track now with the same cost and the same timeline that we were first committed to. So I'm happy to report that to council.

Also, the fire department, we're working with the city manager, members of the administration discussing a possible change to the schedule, which would enhance the work schedule, enhance the safety and well-being of our firefighters. I do have some openings that need to be filled, so I've been contacting and working with Civil Service Commission to set up a test and create a list to hire some full-time and also part-time employees to bolster our staff back to what we need in order to provide safe services for the city. Also, working with the Red Cross to set up a program called Sound the Alarm, where their staff and our fire personnel will be going door-to-door in the spring to check and provide smoke detectors. Dates and area of the city have not been determined yet. I'm working with the Red Cross people now. Today, they dropped off 60 smoke detectors and will be supplying smoke detectors to the city for free. We will no longer have to purchase them. For any member, any citizens of the community that need smoke detectors, or in our day-to-day services we find that smoke detectors that are not functioning or homes that are missing smoke detectors altogether, so we'll be able to provide that at a much higher level of service.

And lastly, I just want to remind everybody that the Blood Drive or Battle of the Badges with our coworkers and certainly our friends in the police department will take place on Friday, December 12th, right here in the council room from 9:00 to 12:00. So I ask everyone's support and to talk it up in the community and see if we can't fill all of the scheduled slots. December is a month that the Red Cross finds it very difficult to get the blood that they need to provide to the people that need that. And that concludes my report.

Vice President Green thanked Chief Huf because we have not had a fire report for anyone to sit in that seat to deliver a report to us by meeting [inaudible] in a very, very long time. And the information that you did is very important. And I was grateful for the hard work, the commitment to the department, working with colleagues to get grants, working with the department that you previously worked for, to save the city money. I appreciate that.

Citizens Hearings Non-Agenda Items Only (3 Minutes) – Residents/Tax Payer/Property Owner

There were no citizens comment on non-agenda items.

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

Special Events

1. 2026 Budget – Public Hearing 6:30 pm

President Lavender Norris announced for our special events, we have our public hearing for our budget on the 1st, December 1st at 6:30 for those of you who are interested and would like to attend having questions or comments.

Council Comments

Ms. Scamuffa thanked everyone, for coming out. I appreciate you staying till the bitter end. Mr. Logan, thank you for your explanation for my questions this evening. I appreciate that. That made me feel a lot better. So thank you for that. Also, I just want to mention real quick, some of you and many of you are probably familiar with Jose Colon. They're having their Christmas toy drive. They are looking for donations, new unwrapped toys, and they're collecting-- what is it here? The drop off is from November 1st until December 20th at America's Finest Auto, and it is for their sixth annual, I'm probably going to butcher this when I say it, parranda navidena, their Christmas caravan. So if anyone is able to make any donations to them, I'm sure they would greatly appreciate it. They're looking for new unwrapped toys. Aside from that, that's all I have, and I hope you all enjoy your families this coming Thursday. Thank you, and have a great night.

Ms. Turner-Green So I do want to say that thank you so much for going back in the ACE form. Of course, I would have been there, but I was in a conference in Pittsburgh since we wanted to [inaudible] slide back. It's okay. Thank you to all, to the colleagues, staff, all five of you, I appreciate your attendance. Thank you and have a safe holiday.

Ms. Allen thanked everyone for coming out. And I wanted to say I did attend the ACE conference, and it was awesome. The things that the city is doing and getting involved in is great. And so Peter Huf, that report by your department was great. We know that we're moving along and that we did make the right choice for bringing you on board. Everyone enjoy their celebrations. Thank you all. Good night.

Ms. Al Amin thanked everybody for coming out, and I hope that everybody enjoys their time with their family on Thursday. And have a good night and safe travels home.

Vice President Green said I don't really have the-- . I don't really have too much to say, but I would like to wish everyone a happy Thanksgiving. Thanksgiving, this is such a special time to be thankful and grateful for all that has taken place in this year, for all the blessings that God has given us, all the balance that he has provided. And as we had talked about in our discussion item, we have such wonderful people, like Jose Colon, who collects the toys and does parades. And when he first started, most of that was out of pocket. Now he's able to get donations and things like that. And we just have such a wonderful community. And I'm just thankful and grateful for the City of Coatesville. I appreciate your update from the Historical Commission. Some of these events seem very interesting, and I would like to attend some. And celebrating 250 years, that's just amazing, so. But that's it, I just appreciate everyone that came out tonight and wish everyone a happy holiday. Thank you. [crosstalk].

President Lavender Norris stated this is what I'm going to tell you. I'm so grateful for everybody coming out. I'm happy to see everybody safe and warm and healthy. I pray that everybody have a wonderful Thanksgiving weekend. I want to go home and watch football. My Eagles lost last night, so I'm going home and watch football. And with that being said, thank you to everybody, all the staff, administration, all that good stuff. All of you. I love you all.

Vice President Green asked to say one more thing. Just one more thing. I'm so sorry, because I did want to thank Mr. Logan and Dan and [inaudible] because the ACE forum was wonderful. Just being there and

seeing all the different people that were there. It seems like it gets better and better every year, and just the excitement that it creates. And I was very proud to be a Council member.

Adjournment

Ms. Al Amin motioned to adjourn the meeting at 9:00 pm; Ms. Allen seconded the motion. Motion passed 6-0.