



Minutes
City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, February 13, 2023

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

Approved Minutes

Ms. Al Amin made a motion to approve the January 23, 2023 meeting minutes; Vice President Green seconded the motion. Motion passed 4-0.

Approval of Accounts Payables

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

Presentations

1. Introduction to new officers

Thank you, Madam President. Excited to be here tonight to introduce to council and the general public in attendance two of our newest part-time officers and the most recently hired after completing their civil service testing process, both written and oral, extensive background investigations, psychological, and physicals. So we're excited to have the Williams brothers here tonight. [laughter] Joel and Malik. Just read a quick bio for Joel. Joel's a Chester County resident who graduated high school - and this is Joel - from Cavalry Christian Academy in Philadelphia. He graduated college from Philadelphia University, which is now Jefferson University, with a BS in Accounting. He started his law enforcement career in Philadelphia Housing Authority, then moved to SEPTA Transit Police, then moved to Chester County where he has worked for the Downingtown Police Department prior to coming to us. And Malik Williams, here to my left. Malik and his family are Chester County residents. Malik graduated high school from Harvest Prep in Ohio. He then moved to Pennsylvania, attended Cheyney University and received a BS in Sociology. He's a member of Kappa Alpha PSI fraternity. Malik was the student government president in his years at Cheyney and a member of NAACP at Cheyney as well. Malik graduated Delaware County Police Academy in 2022. Malik enjoys training in Brazilian jiu-jitsu. And he currently plays in the flag football rec league. He also enjoys spending time with his son and with his wife and family [inaudible]. Malik will be training with Officer Kevin Marble. And Joel will be training with Officer John Bogan. Both are certified FTOs, field training officers. And we'll

make sure that they complete their training in the City of Coatesville prior to being [inaudible] and then they are on a year's probation. So, we're excited to have two new faces here. We'll introduce them to you tonight. You guys want to turn around and introduce yourself to the general public. [applause] Mr. Logan announced Officer Malik was here Saturday for Black History Month and eh was reading to the children. Officer Malik Williams, we were told that he's quite a popular gentleman over the last two weeks on our Facebook. And now knowing his bio and the Chief just outed with him his lovely wife. You're already breaking hearts in the City of Coatesville. [laughter] I was told that some of the Facebook messages read, "Officer, can you please come arrest me." [laughter]. Council welcomed both Officers. We are looking forward to working with you.

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 at this time.

Vice President Green made a motion to close citizens hearings on regular action items only; Ms. Allen seconded the motion. Motion passed 4-0.

Regular Action Items

1. Receive and consider appointment of Assistant City Manager

Ms. Allen made a motion to appoint Roberta Cosentino as Assistant City Manager; Ms. Al Amin seconded the motion. Motion passed 4-0.

Mr. Logan announced we have the pleasure of bringing on our staff a young lady that's been serving in the City of Coatesville for a number of years under the employment of the food bank. She also serves on the Chester County Planning Commission. She's also a previous Council Member in Modena which will give her a little bit of experience there. But I'm going to let her say a few words after you all vote. Her name is Roberta Cosentino. Ms. Cosentino please come forward and just kind of tell us who you are. Ms. Cosentino thanked Mr. Logan and City Council. I'm very much looking forward to getting started tomorrow. As Mr. Logan mentioned, I've been working for and with the city for many years, just over 10, actually, I think. And I've been living in the city for 5. I bought my first house here in 2018, and I consider this home. And I'm very much looking forward to serving this city as assistant city manager. So thank you very much. Vice President Green asked Ms. Cosentino if she lived in the City or Modena. Ms. Cosentino replied I live in the City. I lived in Modena before I moved into Coatesville.

2. Receive and consider Civil Service list for part-time Police Officers

Ms. Al Amin made a motion to approve the Civil Service list for part-time Police Officers; Ms. Allen seconded the motion. Motion passed 4-0.

Chief Laufer explained with the hiring that we talked about earlier tonight, Officer Malik and Joel, that exhausted our previous civil service list. We had tested on a conditional list once we knew that was exhausted. And that list produced two candidates. It was adopted by the Civil Service Commission, and so it was before council tonight to adopt it by council. And then we are recommending that we go ahead and get conditional offers of employment for

the two individuals on that list so that we can begin the background process. Currently, the two hires that we recognized tonight, both officers, brings our part-time complement to three. So, really, we only have one part-time officer that is actually working a regular shift. The two Williams, Malik and Joel, will have to complete their FTO training program before they're able to actually ride by themselves and be counted as an officer on the shift. So that will take us to three. And then these two additional hires, assuming that they complete the background and the process and also the psychological and the medical, and we bring them onboard, that would theoretically bring us to five part-time officers. We would like to be anywhere in the neighborhood of 10 to 12 part-time officers where we were when the part-time officer program initially began in 2013. But we struggle, like most departments now, to attract people that even want to take the test to be an officer. So that's before you tonight, to adopt it and then give us permission to give conditional offers-- excuse me, offers of employment so that we can begin the background process.

3. Receive and consider Resolution for the Chester County Preservation Partnership Grant Program

Vice President Green made a motion to approve a Resolution for the Chester County Preservation Partnership Grant Program;

Mr. Logan explained this is a resolution that will basically provide an application submission for a grant toward Ash Park, which we completed the master plan back in 2020, if I'm not mistaken. We are continuing to build the funding towards the park. And this is an actual submission and actual request from the City of Coatesville. I included the resolution in the packet. And then, on page 3 of 3, it has a grant overview. This is going to be page 2 of 2 and 2 of 3. A grant overview, and it just kind of gives you an overview and outline of what the project entails. We're going to be submitting this application in the amount of \$100,000. And that will continue to push us through phase one and, hopefully, phase two.

4. Receive and consider motion for extension of the Trina Solar Agreement

Mr. Jefferson explained there's several options that we can take here. We can either not first and second it and just let the motion die on the floor. Trina has-- this was a thing in passing where they sent us a letter, Friday, after the agenda had already been created, terminating the lease on their end. So, there is no real extension for council to grant. So, you can either vote no or just let the motion die on the floor. And it will be as if you had voted no anyway, so. All right. Then there's no first and second. The motion will die on the floor..

5. Receive and consider a motion to Grant Conditional Final Plan Approval to the Land Development Plan for 379/383 Valley Road prepared by E.B. Walsh and Associates, Inc., dated November 9, 2021, last revised December 5, 2022, subject to a condition that the items set forth in the Cedarville review letter, dated February 8, 2023, be resolved to the satisfaction of the City Engineer; and further, to Grant the following waivers: §197-9.H; 197-56.B; 197-57.d; 197-63; and 194-306.

Vice President Green made a motion to grant Conditional Final Plan Approval to the Land Development Plan for 379/383 Valley Road prepared by E.B. Walsh and Associates, Inc., dated November 9, 2021, last revised December 5, 2022, subject to a condition that the items set forth in the Cedarville review letter, dated February 8, 2023, be resolved to the satisfaction of the City Engineer; and further, to Grant the following waivers: §197-9.H; 197-56.B; 197-57.d; 197-63; and 194-306; Ms. Allen seconded the motion. Motion passed 4-0.

Mr. Logan announced we actually have the applicant here and the city engineer here who can do a much better job than I can. Mr. Adam Brower, EB Walsh and associates introduced himself. Also, Ron Sheraton, who's the applicant owner, is here as well. Yes, we worked with Mr. Turner and the city staff-- well, actually, I guess, last year we were going through the claim refinement is a nine-story apartment building that Mr. Sheraton's proposed-- oh, I'm sorry, nine-unit. We did start bigger and scale down from there. But, yeah, nine-unit building with 14 parking spaces that are in a dedicated parking lot on Valley Road. And we work through the [inaudible] staff and had to consider the recommendation for conditional use. We still have a few things to finish up. We're finishing with PennDOT as far as, of course, a new driveway going out on the road. And then there will be a separate application with PennDOT installing two new inlets. So we still have that to work with City Hall. But we're, I'd like to say, pretty close. And I'd be happy to answer any questions. Mr. Turner explained everything's pretty much in order. I mean, there's generally I think four main points that I think we had that, to me, aren't contentious. [inaudible] ENS confirmation [inaudible] sediment control, make sure sediment doesn't leave the site when they're building everything. There're a couple clarifications we have with stormwater items and the drainage areas and then clarifying ADA access throughout the site just to make sure that contractors know what they're looking to build when they go to construct it. And then there's just some general cleanup-type items. The escrow will have to go through, come to an agreement for the City to agree to a number for that. Same thing with stormwater or operation and maintenance and the developers agree with as well. That's generally kind of the main final points. Mr. Logan explained the review letter is actually in the packet.

6. Receive and consider a motion to accept the settlement agreement for Docket No.: USDC Eastern District of PA No.: 2:22-CV-035533.

Vice President Green made a motion to accept the settlement agreement for Docket No.: USDC Eastern District of PA No.: 2:22-CV-035533; Ms. Allen seconded the motion. Motion passed 4-0.

Ms. Al Amin stated I just wanted to see if, to whatever level that you can-- I know that there's only certain things that can be said or not said, but if you could explain whatever you can about this settlement. Just for the purpose of the public, whatever it is that you can. I know some things you can't. Mr. Jefferson replied this is settlement agreement. Ms. Al Amin explained and just so you know, Rob, I'm not trying to put you on the spot. [laughter] I used to do-- I used to do this with Mr. Verwey too. And it's just so the public understands where their money goes. So what he could explain, he did. And what he couldn't, he wouldn't. When you mention a dollar amount, he would just-- Vice President Green stated and to clarify, this is not city money. It's insurance money. Ms. Al Amin stated at this point. But the city does have a \$25,000 deductible which is city money. Mr. Jefferson explained he can say that there was a lawsuit filed against the city's police department. The city's insurance carrier was involved pretty much from the start when the complaint was filed. It involves an incident from approximately two and a half years ago. This is a matter that Joe Santarone was the attorney for the City and negotiated in Federal District Court a proposed settlement for the City Council's approval. From my understanding, all parties, the insurance carrier, the plaintiff's attorney, the plaintiff have all sort of agreed. It's just contingent upon city council approving the proposed settlement that was presented by Mr. Joe Santarone earlier today. Sorry. I-- Ms. Al Amin said thank you. You're good. And I didn't mean to put you on the

spot. I used to do it with Mr. Verwey too. I just think, in some of these things, like when I go to the school board, too, the residents should know it's not just they can—Mr. Jefferson replied absolutely. Ms. Al Amin said okay, I wasn't trying to put you on the spot. You did phenomenal.

7. Receive and consider a motion to accept the settlement agreement for Docket No.: USDC Eastern District of PA No.: 2:19-CV-05014.

Ms. Al Amin made a motion to accept the settlement agreement for Docket No.: USDC Eastern District of PA No.: 2:19-CV-05014; Ms. Allen seconded the motion. Motion passed 4-0.

Ms. Al Amin said and the same thing, again, Rob. Sorry. Mr. Jefferson replied Same answer, different attorney. And in this matter, the city already reached its deductible last year. That sort of started my involvement more in terms of overseeing and overviewing that deductible process. So the city's already paid it's deductible. This is a proposed settlement for a police matter. And I know John Gonzalez has been working on this for city. It's my understanding that all parties have come to the agreement contingent upon city council's approval.

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

Reports

1. Solicitor

Mr. Jefferson announced he provided a more detailed 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 and provided a conclusion regarding the termination of a lease for a certain property; coordinated the closing for the sale of the community center; provided conclusions regarding LERTA and sent the Ordinance to the school district and the County of Chester; reviewed and edited an escrow agreement; worked on certain personnel matters; reviewed and provided an opinion on certain zoning amendments that will be going to the planning commission and continue to provide advice regarding certain land development matters

2. City Manager

Mr. Logan stated well, I have to, first, back up when I wrote my report, it was Friday. And my opening statement was congratulations to The Eagles. Anyway, so on to the rest of the report. Earlier this evening, in executive, I did update council on real estate and personnel matters. I wanted to note that, this past Saturday, the City of Coatesville in partnership with parks and recreation hosted its annual Black History Month pancake breakfast. That was one of our little step and repeats over there. I don't know how many young people and adults here. It was over 60, 70 maybe. One full event thanks to Ajené Livingston, who's our parks and rec chair. All the volunteers that showed up. We had Councilwoman Hunt and her organization, Women Destined for Change, attend, as well as a number of other organizations that came out and guests that attended. Part of the Black History pancake breakfast, what we'd like to do is we bring young people out and share books with them on black authors and poets. And it's just a really nice way to connect with our young people and let them see some of the leaders in the community as well. So, again, thanks to all those individuals that came out, including our councilmembers, Councilwoman Green,

Councilwoman Lavender-Norris, Councilwoman Al Amin. And, Ms. Allen, we didn't see you but we know you're there in spirit. Councilwoman Hunt was also in attendance.

I'd like to thank councilmembers for their ongoing support as we continue to improve the city's economic and quality of life landscapes. And I'm very happy to share with you that, in April, the City of Coatesville will be featured doing a mobile tour highlighting the efforts in our urban renewal and redevelopment. Kevin Meyers of the Chester County Planning Commission has secured the City of Coatesville as a mobile workshop for upcoming National Planning Association Conference. The conference will bring approximately 400 to 500 people from all over the country and the world to Philadelphia over the weekend in April, the first weekend in April. In partnership with Chester County Planning Commission and 2nd Century Alliance, our mobile workshop, which is titled Historic Steel City Forging A Bright Future, will take place on Monday April 3rd, between the hours of 10:30 AM and 2:30 PM. The mobile tour will welcome and educate 30-plus passengers on our emerging projects and accomplishments, including development projects, business incubators, and park improvements. The tour is scheduled to make stops at the Coatesville train station site made in Coatesville's small incubator, which is the old [inaudible] building and innovation center and the National Iron & Steel Heritage Museum. So if you happen to be in town that day and you see a big bus coming through, wave. They will be getting off the bus to visit some of the sites that we have that I just mentioned. But, again, this is a wonderful opportunity to kind of showcase the City of Coatesville and let people know that we are on the rise. There are some great things happening in the city, and this is a great opportunity to just kind of share that with folks that are in other type of cities, other states, and other countries.

The next item I have is from the Washington Hose Company. The EMS responded to 353 calls in the month of January. 209 were in Coatesville and 144 were outside of the city. So this is just kind of a testament to the partnership that we have with the Washington Hose Company. Again, they just started providing the ALS services for our city. I will be getting that report and share that with you at the next council meeting.

The last item I have is the-- if you haven't been reading the newspaper, the sale of the old bank building located at the corner of 1st and Lincoln Highway that was completed earlier this month. The bank will be redesigned, become part of Coatesville emerging restaurant scene. The new owner is excited and has already secured a restaurant operator. Some of you may know him. That's Phil Ferro, who is the owner of King's Tavern. Phil has a number of restaurants, and his partners are going to bring a new restaurant to the city called 30 Prime. We're very excited for Phil and his staff, and we're looking to see that, hopefully, open by Q3. So we're very excited about that. In addition to that, we have a Pizza Hut that's coming in town. Mark Milanese, who is the owner of Steel City Brewing that's going to be opening soon, has shared with me that he's going to try to have the opening in September. So we're very excited about that. And DEPG will be coming February 27th to share with you their good news on their new restaurant as well.

3. Police Department

Chief Laufer explained the complete statistical packet is in your book tonight. But just a couple key highlights. We responded to 1,731- 911 calls for service in the month of January.

That was up slightly from December where we responded to 1,687. Total calls, which includes our front desk services for the month of January was 2,625. And that was down slightly from the month of December where we had 2,674. Just a couple of other highlights. We only had one Narcan save for January. That's a positive trend for us. Hopefully we can keep that going throughout the rest of 2023. We did do nine car seat installations by our certified technicians for car seats that are provided for residents who need them. We had our Coffee with the Chief, which was held on January 4th to kick off our Coffee with the Chief for 2023. We just had our most recent one for the month of February. That was at the Bridge Academy, very well-attended. That was on February 1st. Wednesday in February was the 2nd, I think. So that was well-attended, the Bridge Academy. And next month, for the month of March, we'll be at the Marriott, in the lobby of the Marriott, the first Wednesday in March. Also, Lieutenant Ollis was involved in the annual Point-in-Time Homeless Count on January 26th, which was conducted by the county. And then, just briefly, we received two thank you cards from Danielle and her aunt, Donna. Danielle had received a bicycle and was cited in our program for doing something good. And that bicycle was lost in the flood, the 5th Avenue flood. So, we were in a position just recently to present her with a new bike. And now that she is older and bigger, she got a bigger bike and was very appreciative. So, both she and her aunt sent us lovely thank you cards as you saw on social media. We did have a couple pictures. And just to show you the reach of social media, it had 63,000 views on Facebook. So just a small example of what our police department does every week. But through the power of social media, 63,000 people saw that. So, I think that's pretty impressive. But, hopefully, she will enjoy it and, hopefully, we don't have another flood. Right, Kyle?

Citizens Hearings Non-Agenda Items Only (3 Minutes)

President Lavender Norris explained as we go into our citizens here, we have a three-minute time limit. We just ask, when you come to the podium, that you make your point, express your comment, concern, complaint, what have you. When you hear the buzzer sound, we ask that you take your seat, that the next person might come and have the same time. If you want to come before council, you have to sign in. That's the requirement in order to come to the podium.

Barbara Griffin

Ms. Griffin wished a good evening to all councilmembers. I just wanted to get up here and talk about Saturday's breakfast. I was there and I was present. It was very nice. It was good to see it back up and running. I think it might have been not happening in the last couple years. But it was exciting to see some of the children be able to [inaudible]. I also got familiar with some of the businesses in the City. I didn't even know they existed. And I talked to one gentleman that sold hats for women and men. I told him I didn't even know that existed. And I've told him. I made a statement. I said, "When I come through town, I don't look." So, I said I think nothings there. So, when I found out things that was going on, I was really excited. And I said I'll come up, give them a visit, knowing that things are there. But I just want to thank all of you all again. It was very nice. If anyone wasn't there, they missed a treat. So, hopefully, you'll have it up and running again for next year. Okay. I just have one question. I know I came in late, but did I hear the Community Center is for sale. I mean, is it true? Did I hear that wrong? Mr. Logan stated no. The Community Center is sold and we're going to be working with CYI Coatesville Youth Initiative to rebuild it. So, it's going to be a 30-- excuse me. A 20-plus thousand square foot facility with an indoor gym. MS. Griffin stated ok, , because, I don't know, I think last time I was here and they had a blueprint showing me what that community center was going to look like. One more question. I know we've got three minutes but the bell didn't ring.

Chief of Police John Laufer III. So how are you able to get car seats? Chief Laufer replied through the generosity of the taxpayers through agencies such as Chester County Highway Safety. They provide us with the car seats. And then we're able to provide them with a certified car seat technician to go over the safety features of the seat and to properly install in the vehicle. We're able to present them to needy people in the community who, for whatever reason, may not be able to afford a car seat. MS. Griffin asked if I want to get a car seat, what do I need to do? Chief Laufer told Ms. Griffin to speak with Lieutenant Ollis.

Dominic Brown

Mr. Brown stated really quick. Hi, guys. I just relocated back from Florida. And I work for the job center. It wouldn't hurt to [inaudible] pretty much say that-- giving back to community and everything. I emailed the City and tried to get on the-- company, we're a staffing agency, but we're a second chance staffing agency. That means we give out jobs to people with felonies and all that stuff. So, all the companies that we have, they take felonies. So, I think that will benefit the city as well. And, also, we want to partner with the city, too, as well, like when you need car seats, you let us know. We're going to buy your car seats. Christmas, bikes, toys, anything, we want to give it to you guys. We want to partner with you guys. We're here. We're not just here to just to plan a building here, say that we're just here; we're making money off you guys. We want to partner with you guys. So, hopefully, I can get on the agenda for next time, fly them in from Cleveland so they can give you a presentation and be able to pretty much better explain what they're trying to do. So, I'm excited about this because I'm from here. And, pretty much, this is like this is where I'm just supposed to be. I was telling people previously in the community like, this guy has buku money. He's from Ohio. He sponsors. He's a real big at University of Cincinnati. Just gave them 10 million, and he pretty much brought me here. Let's get it started here, right? What do we need here? What can we get here? And I'm just excited. I could have took this to Florida but I'm here. I wanted to come here and I want to give back to my city. So I Yeah. If I can get in front of this board, in front of you guys, the 23rd and fly them back in. They're going to be here next week. The VP's here now but I didn't feel as though it was important. I want Kyle here, the owner, so you guys can ask all the questions or anything. And he's just excited as well. He wants to get the City of Coatesville. Vice President Green stated the next meeting is the 27th. Mr. Logan said to let them know we have tow building for sale. Mr. Brown stated he has a satellite office. There is an office in Thorndale. I don't want that office in Thorndale. We have our office in Coatesville so that money's coming here.

Vice President Green made a motion to close citizens hearings on non-agenda items; Ms. Allen seconded the motion. Motion passed 5-0.

Special Events

There were no special events at this time.

Council Comments

Mrs. Hunt wished everyone a good evening. Sorry I was late but I see everything went well without me. I just want to thank everyone for coming to spend the evening with us. And Ms. Griffin thanks again for acknowledging what happened on Saturday. It was an awesome day. And I just encourage the city management and [inaudible] to continue to do those things [inaudible] more things to happen in the city> I want to thank Council and staff for the wonderful, magnificent job that you do constantly to make our city move forward. Thank you and have a good evening. And, Eagles, I'm sorry. But it was a good Superbowl game [inaudible]. Have a good night, everybody. Thank you.

Ms. Allen thanked everyone for coming out. Have a good night.

Ms. Al Amin thanked everybody for coming out. I really like it when I see residents out in the audience. I do agree that Saturday was a great, great, great event you all put together, very well-attended. Like Councilwoman Hunt, I'd like to give thanks to Women Destined for Change. Mrs. Hunt's group gave out brand new coats, brand new shoes for the children. And it was just a really, really, really nice event. And so, thank you everybody for coming out. Get home safely.

Vice President Green thanked everyone, for coming. Again, I would like to thank everyone for the pancake breakfast. The last two years the book reading was done virtually. But I'm so glad that we were able to do it in person this year. There are so many people, so many young people. And thank you to our new part-time officer Williams. occasion. You read to the children. That was so nice. I just thank everyone for coming out. And, Dom, hopefully, we will get you on the agenda for next meeting. I look forward to meeting your boss and you introducing your company to our area. I think that Mr. Logan has done so many things and worked with development in trying to bring jobs to our community and the job fairs here. I know you just recently had a job fair this weekend. And so, I know we're not even close to that. I don't know how many employers you have, but I guess you'll let us know all of that when you come back. But thank you so much. And everyone have a great night.

President Lavender Norris echoed her colleagues, especially for you with being in attendance. Excuse me. I really appreciate you coming out, and I want to reiterate we have vacancies, boards and commissions. If you go on the website, you could see what's available. And it's a snapshot of the responsibilities of a member. If there's something specific you want to see done, you can get it done much more quickly and easily from the inside out than from just standing out saying, "This should have been." You have the opportunity to say, "This is what we want." So please consider joining. I'm just grateful for another opportunity to just share city business with you. I'm thankful. My Eagles learned last night. I feel like they learned last night. I'm proud of them. Yes. And I watched the game with a [inaudible]. However, we got through it and we love one another today. And you all just have a blessed evening. Thank you so much for coming out and be safe on your way home.

Adjournment

Ms. Al Amin made a motion to adjourn at 8:30 pm; Ms. Allen seconded the motion. Motion passed 5-0.