



Minutes  
City of Coatesville  
Regular Meeting – 1 City Hall Place, Coatesville, PA  
Council Chambers  
Monday, February 27, 2023

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Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, Councilwoman C Arvilla Hunt and Councilman Donald Folks

Council Absent: Councilwoman Charrisse Allen and Councilman Edward Simpson

Staff Present: James Logan, City Manager; Roberta Cosentino, Assistant 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 Charrisse Allen and Councilman Edward Simpson would not be in attendance.

### **Approved Minutes**

Vice President Green made a motion to approve the January 23, 2023 meeting minutes; Ms. Al Amin seconded the motion. Motion passed 5-0.

### **Approval of Accounts Payables**

Ms. Al Amin made a motion to approve the accounts payables; Mr. Folks seconded the motion. Motion passed 5-0.

### **Presentations**

#### 1. DEPG

Mr. Depetris wished everyone a good evening. Tonight, we'd like to update everyone on Coatesville Gateway, , and particularly talk about the Coatesville Cultural Society voting and the project overall. First, I would like to introduce Nick Dimino, Director Project Manager for our company, and introduce our contractor. We've been in [inaudible] to bid to fix the western wall in the building. Yeah. My name is Nick Dimino. This is Jerry with DMV Builders. They were awarded the job for the Coatesville Society to do the brick wall on the left side. I know it's been needing some work for some time, but he should be starting the job within two weeks. Yeah. My name is Jerry with DMV Builders. I'm from the area. I grew up in Chester, and then out in West Chester, and then Emmett Hunt Funeral home, worked from the Hunt Funeral home. My dad's Lewis M Hunt, my grandfather. I grew up in area. And I grew up going to [White?] University, got a degree in engineering, and I worked with a couple of engineering firms. One you should know is [inaudible] Engineering Services. I did a lot of work with them. So I'm from the area and versified in all the areas of the business that they ask me to do. I submitted a bid to them. They accepted it. I'm ready to start. Mr. Depetris thanked Nick. Appreciate it. Okay, good. So, one of the things that we were very excited about is moving forward with our building. It wasn't easy, but we were finally awarded our liquor license and we're now active with it from the PLCB. So, with that and being mobilized

beforehand, and we're looking to open officially March 12th. It'll be a very slow opening. There's a lot of momentum things to happen. But I'm going to let our general manager, very proud to have him on board because he's a gentleman with a deep restaurant experience, Sean Conley.

Good evening, board. I'm Sean Conley. I moved there about a year ago. And I have 30 years of restaurant experience coming from Manhattan for the past 30 years. I've been hired by Jim to completely rework the restaurant that you have on East Lincoln Highway. We're doing also some renovations. We're bringing up [inaudible] a lot of residents from Coatesville. We've hired six people from Coatesville for a small restaurant. We're proud of that number. It's about 50% of our staff size. We're looking to bring in an approachable frontman. And I guess we're about to open hopefully on the 12th. And we're fully certified, ready to go. And happy to answer any questions that anyone may want to ask me. Thank you.

Good evening, board. My name is Cameron. I'm a Culinary Institute of America graduate. I was currently working in Allentown area at Grille 3501. I've worked everywhere in Pennsylvania, northeast, southern, King of Prussia, and Limerick. I've worked everywhere from small diners to upscale fine dining restaurants out West in Idaho. I want to bring just a very comfortable atmosphere when it comes to our food, as well as giving everyone an experience. Experience a different atmosphere, different type of tastes that you might find down the main line. So, hoping to grow the area and bring everyone together. I know it's a very historical building, so paying homage to that is also important when it comes to the food. Some dishes, I mean, coming from past experience, keeping it comfortable with some comfort bar food like fried pretzel plates or buffalo-tossed Brussels sprouts, those kinds of things. Basic handhelds, burgers, pot chicken sandwiches. And then some upscale dining entrees, pan-seared salmon, spring onion basmati, pistachio pesto. So, giving everybody a taste of all types of dining atmospheres.

Mr. DePetris explained one of the things that we had to go through with the building is that the PLCB, when they came in last spring and inspected our building, they were very nervous about the fact that we [inaudible] was a couple thousand feet and there was a large area that was open. And we basically had to, under the advice of our attorney, [inaudible], they license two-thirds of the building, with the idea that once we got open and gained confidence that we would go back in and get the rest of the floor and the second-floor license because we really had to go through this concern of theirs. Our intent, and we are starting to move, we're not licensed for it but I think that there's no question about that we will be because that building was a performing arts center, and our goal is to bring that back to Coatesville to make it a first-class performing art. Not exactly the way it was before. This is something that would bring people in from 15 miles to see and hear great small-venue concerts, comedy shows, and other types of entertainment. We're interviewing two companies at this point to head that up, and we'll probably be making the selection very soon. The building will need a certain amount of improvements to be done to it, but the bones are good and we think that it's a use that will bring traffic to the rest of our project, and also bring traffic into Coatesville. So that is something that we're very excited about and we'll be working on. Of course, we have to get a license, but I think with the professionalism that we're going, I think that last spring we opened up with a big rush. We could probably write a book on how not to open a restaurant. But this time we're going in all first-class. We'll be seeing improvements to the building

itself, altogether different. And that's what we're accustomed to doing, so we're going to be really, really proud of that. But more to come. You'll actually be meeting-- when we make a selection, you'll be meeting the performing arts people referenced to that. We were really happy to be part of the sale to Crosby. It's not exactly what we do in our projects, but we felt that with the relationship Crosby had with [inaudible] that it was the best thing to do. And it was challenging, had a lot hair on it. But we did it and we're very proud to include that. And we're pulling for Crosby big time to get that restaurant open, and he has a tremendous chef there. It's been quite a journey here. We came to Coatesville in 2015, bought our first property in the City. It wasn't until 2017 when we bought the Coatesville Cultural Society building from Danny Fruchtner that we concluded our acquisitions. We had a terrible environmental problem. You may remember we worked closely with the IVA to solve that problem, but that took quite a bit of money. That took place and the Business in our Sites and the state helped us tremendously. They worked in conjunction with the IVA to clean up the property. We then had a brilliant idea of-- because we had some difficulty in attracting tenants to Coatesville, and that's our lead business at the Legend properties. We had the great idea to open up, bring in tenants there that we would operate, and show the world that there's business to be done in Coatesville. And that's when we bought the [inaudible] franchise. But we needed a liquor license. It took us over a year to actually win that license. That was challenging. But we finally got it. We spent a lot of money on plans. We rolled into 2019, pretty much we had [inaudible] from the Malvern Bank, and then COVID hit. And so we regrouped, we're here. I am personally want to apologize for some of our actions and words. We know we face criticism here. And we tried really hard and we made a lot of investments, but we didn't get it done. And we should probably been more receptive to some of that criticism, but it's just that when you're down, sometimes you don't react well. And I know that was something that I fell victim to. So I want everyone to know that we're good people, we work hard, we're a family business and we do believe in the revitalization of Coatesville and we're committed to it. With that, I want to introduce my daughter Jamie who will explain one piece of business that we need to talk about. Jamie?

Hi. How's everybody doing? My name is Jamie DePetris. I'm Jim's daughter. I have a background in accounting and finance, and I head up our accounting, finance, and a little bit of our group management team. So that is one of the reasons I'm here with you today. We were awarded a Business in Our Sites Grant with CCIDA with the help of Gary Smith and KT&T and that whole team there. They've been super helpful along the way. Business in Our Sights is a program through Commonwealth Financing Authority. It attracts growing and expanding businesses to build inventory of [inaudible] sites. A few weeks ago, CCIDA let us know that our grant has an expiration of June 2023. While we used a good amount of the money over the years as he has mentioned on the environmental problem, we used some of it for the demolition of some of the old buildings that were there, and for engineering, and a little bit of the site work that you see on the site today. There is still a balance left in the grant. Now, the balance left in the grant is due to expire in June 2023. We are here to ask our city council's support with CCIDA to apply for a one-year extension. That one-year extension has to be applied for in February of 2023, which is ending tomorrow. So that's why we're here tonight. And I know we kind of talked about that before. But we would like to use these funds in the best possible way to benefit downtown and the project. The cost of new construction is significantly higher today, and programs like Business In Our Sites help provide the assistance for projects to help spark economic growth and activity downtown.

Certain aspects of the site work of the project, we will need to have the final footprint of the building with users identified to utilize all those funds, which is why we would like the one-year extension to really finalize those plans and use those funds for items that we won't have to do again. But DPG would like to utilize these funds and enhance the economic viability of this project for the good of the community and everyone involved. President Lavender Norris asked how much is left? Ms. DePetris replied \$500,000 and we used approximately \$1.5 million.

Mr. DePetris thanked Jamie. One important thing to mention is that those funds can only be used for certain things. It can't go to be used for going vertical. It's most common used for site work, and it can be used for putting footings in. So, we actually do have a budget from our contractor that that money could be applied to the footings to put up the building. And while it is true that a lot of our focus in the last six to eight months has been on getting that Culture Society building open and protecting relations because we recognize how bad it would've been for the city to have lost that relations. That would not have been good. And it was challenging, but we got it done. But now we're focused on opening the building, And our goal is that this year towards-- it may take a year, but our goal is to break ground on that corner building within 12 months, and no question about it. So, we appreciate your support and we hope that the future will bear good things for us all.

2. Dominick Brown – Job Center

Mr. Brown was not in attendance for the meeting.

3. Cedarville Engineering

Mr. Turner asked that his presentation be incorporated into the two proposals? I don't have a separate presentation.

**Discussion Items**

There were no discussion items at this time.

**Citizens Hearings – Regular Action Items Only (3 Minutes)**

Regina Lewis

Mrs. Lewis stated I haven't been here for a long time. Hi, everybody. I'm here to talk about the Coatesville Cultural Society. And as some of you will remember, back in the mid-'90s, I raised most of the \$1.3 million that it took to hire and renovate that building. I believe in that vision still today. The road to getting here has been disappointing at best. What may be quite a few have forgotten the vision for the Coatesville Cultural Society, I have not because I always believed and continue to believe that having a prominent, well-functioning performing arts center can do a lot for our downtown on our main street. And it would offer a destination point for some and an artistic outlet for others given that we have a wealth of talent right here in our own backyard. Because of my musical background, the vision for me was always very personal. We've gone from an exciting opening in the mid to late '90s, to an under-utilized thing for many years, and now a vacant building that will only deteriorate over time if we don't get this [inaudible]. And Coatesville doesn't deserve that. We deserve to have that unique structure back in service for the purpose it was intended for. Coatesville deserves that. It deserves to have a place where our homegrown town can be recognized and show the rest of Chester County and beyond what we have to offer, and that others will be glad, other known acts will be glad to come to Coatesville to perform. Now I can tell by your faces, and I

feel the same way, we are caught up in what has transpired so far and it hasn't been pretty. First, the Coatesville Cultural Society was so under-utilized that it was dark most of the time. And now that we are-- now that we are seeing light at the end of the tunnel, I am here to ask you not to give up on that building. I went by that vacant building once too many, and I went home and I said to my husband, "I want to buy the Coatesville Cultural Society." And he said, "Have you lost your mind?" [laughter] I think that's what put him in the hospital last week. But I wasn't kidding. And I would ask that you who have the power and the authority to help to keep this project on track. Make a decision to stick with it and continue to be a part of it. My husband and I are making a commitment. We are going to work and be a part of the team to get that building up and running, and we are going to come down hard on Mr. DePetris, that you're not happy with him, he's not happy with him, I'm not happy with him. But I do want to see this project finished and we are willing to put our resources, our time, and our talents to helping that to get done. So please, don't turn the [?] down. Now is the time for us to continue to work together. I have some ideas that when you have more time of how I'm going to hold his feet to the ground and make it happen. Thank you.

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

Mr. Logan announced I think there might've been a mix-up, just for everyone to know. We have reached out to the city's--chaplains to come in and to just share with the community as well as the city to give a word of inspiration for this year. And we wanted to get all of our chaplains in, but over the course of the holidays and now, a lot of folks couldn't make it. So tonight, I thought I was going to be the only one attending, but I was not aware of your attendance tonight. But we still would like to provide you with some words that we were hoping to hear from you as a collective body. And that's why I was just a little confused because I saw you and I saw Pastor Deets and said, "Wait a minute, who contacted you all?" So, I apologize for that. But now I know that Doctor Miles was the one that put out the call. So, the intent was for you all to just share your thoughts this evening about the city and just to provide some words of inspiration as we move forward this year in 2023.

Reverend Harris stated just in a nutshell, good evening, everyone. Very happy to be here on tonight. Collectively from the chaplains, we have been riding along with the Police Department and sharing our ideas with some of the officers as well. I'm just excited about being in the meeting tonight for several reasons. I haven't been here in a long time, but we as-- I can speak for the chaplains. We are very, very happy to be a part of the city, very, very happy to be a part of the Police Department, and very happy to go out in the community to share with others that we are here for you, we are here for them, and let them know that even though we're not out there every day with them riding in the cars and whatnot, but we are certainly letting them know that they have our support and that they can call on us at any given time. So thank you so very much. And very happy to see that the City is moving forward. Very happy to see the excitement, even though sometimes you look at our faces and we're not very excited about seeing what's happening on our faces. But I'm very excited to see the growth in the City and to hear what's going on in the City. And I'm just happy to be here tonight. Thank you so very much.

Imam Mohammed wished everyone a good evening, thank you once again for having me. Most of you have seen us. I have been here 20 years now in Coatesville, and it's been a wonderful experience. The mosque that we had, a small mosque, and the community is growing so we extended it with their support and it's a big building now. We hold a lot of programs, and we are open to anyone in the city,

the school district, and the Masjid ar Rahman would like to host a Coffee with the Chief in our place. It is open now for everybody to benefit from it. And what we see here in Coatesville is tremendous potential in Coatesville for growth and change, and improving the lives of people. I know we still have problems with alcoholism and drugs and so forth, but thus far we are here for and we would like to reach out to you where we can, and engage with you. So we'll see how we can reduce the problem that we have and showcase the good things that we have in the city. And we have a lot to share and go around. The best thing I like about Coatesville is we have the potential for growth. That is our greatest strength. And I know a lot of people are moving in this direction. I know personally a lot of people from our community who are moving here, and those are the people that [inaudible] time. So, we are looking forward to it, and thanks for all your support for the mosque. And the place is open for you to use as much as for us. Thank you. Mr. Logan thanked the Chaplains. And again, I apologize that we didn't coordinate a little bit better, but next time we will. Thank you.

### **Regular Action Items**

1. Receive and consider Cedarville Engineering Proposal for the City of Coatesville 2023 Road Program

Ms. Al Amin made a motion to approve the Cedarville Engineering proposal for the City of Coatesville 2023 Road Program; Vice President Green seconded the motion. Motion passed 5-0.

Mr. Turner explained the first proposal is an easy one. So, this is a proposal for Cedarville to work with the City, put together a big package for road improvements for the 2023 year, put that bid package out to bid, receive bids from contractors, and then oversee the construction of those improvements. So we'll work with the City to identify the roads that are going to be in the big package, what work is needed for those roads, things of that nature. Does anybody have any questions? Can I explain anything more? It's simple for my eyes, but I've done it a million times, so.

2. Receive and consider Cedarville Engineering Proposal for Groundwater monitoring at the City's landfill located in Valley Township

Mrs. Hunt made a motion to approve the Cedarville Engineering Proposal for Groundwater monitoring at the City's landfill located in Valley Township; Ms. Al Amin seconded the motion. Motion passed 5-0.

Mr. Turner explained this proposal is a little bit more complicated and detailed. So, this relates back to the Coatesville landfill site. The City was previously working with Trina Solar on trying to install a solar farm on this property. During the course of Trina Solar's due diligence, they uncovered that the city had not completed groundwater monitoring since 2018. We reached out to the DEP, had a meeting with them in July of last year to discuss what was required of the city in terms of being able to close out the permit and kind of make amends and try to bridge the gap a little bit for having lost track I guess of not having groundwater samples since 2018. So per DEP's admission, they need eight quarters of data to be able to analyze that, save that there's no impact to the groundwater, and that'll be one part of the close-out. There'll be a couple other parts of the close-out as well, but the only one that we're discussing in this proposal is for the groundwater monitoring. Does anybody have any questions? Do you want me to go into a little bit more detail about the history of the landfill?

President Lavender Norris asked how does that [crosstalk] going forward? How often do we have to monitor? Mr. Turner replied at a minimum, it's annually. And then we can have a discussion with the City about how frequently we want to sample. You can sample two years for quarterly and collect data to be done with sample. However, there's some outstanding issues that Trina had brought up with vegetation on the landfill, so it may not make sense to sample for two years annually. It may make sense to maybe space that out a little bit more. Once we get the initial test results back in, we'll be able to take a look at them, confirm that there's been no significant change from the last sample in 2018, and then we could come up with a little bit better plan of action with the city. So, the sampling is actually a requirement of the city's landfill permit. So, in accordance with the PA state code, it's actually a requirement in there for the groundwater monitoring. It's going to be the state code section 273, 281 general requirements. First, [inaudible] municipality that operates municipal waste landfill shall install, operate, and maintain monitoring systems that can detect the entry of solid waste, solid waste constituents, bleaching contaminants or constituents. That's kind of the general gist of it. In essence, it really boils down to the fact that this landfill actually predates permitting requirements. So current permitting requirements typically will line up in the models of landfills. Because this predates it, there's no bottom lining, so I believe at one point in time the city did have an issue with contaminants from the landfill actually getting into the groundwater supply and being detected. So that's why we're still sampling and we haven't been able to get it fully reduced from the city yet. But pending that [inaudible] data, we should be able to get everything closed out.

3. Receive and consider a motion to accept the settlement agreement for Docket Number 77 CD 2022 with Hoffy Unlimited, LLC, regarding 338 West Lincoln Highway

Mr. Folks made a motion to accept the settlement agreement for Docket Number 77 CD 2022 with Hoffy Unlimited, LLC, regarding 338 West Lincoln Highway; Mrs. Hunt seconded the motion. Motion passed 5-0.

Mr. Jefferson explained this property is a property that suffered a catastrophic fire a few years ago. And when it did, the developer of the property found a loophole in the then-zoning ordinance regarding residential conversion, as you may remember. It wasn't fully removed from the ordinance. It was still permitted within this particular district. However, there were other issues regarding size of apartments that were an issue for this. They applied for certain zone relief at the zoning hearing board, it was all denied. It was appealed to the Court of Common pleas where the Judge at the Court of Common Pleas reversed everything that the zoning hearing court did. It's pending appeal in the Commonwealth Court, and we're at a point where we need to make a decision regarding potential settlement or going forward with the appeals process. So we had a meeting with the developer, or I should say a gathering with the developer, heard his concerns. That was probably late last year. We heard the concerns. We specifically asked about reducing the number of apartments and trying to get certain concessions. The proposal I believe went out to you either late last week, but I provided that prior to executive sessions in the past. So we're at this point now where if we're going to settle it, it makes sense at this point now. If we don't, we're going to be proceeding at the commonwealth court and then it'll be up to the commonwealth court. So that is the procedural process of where are. And if there are any questions, I'll gladly be able to answer them.

Ms. Al Amin made a motion to close action items; Mrs. Hunt seconded the motion. Motion passed 5-0.

## Reports

### 1. Solicitor

Mr. Jefferson announced he provided a more detailed attorney-client privilege report to council. Since council's last meeting; have communicated and continued to communicate with outside council regarding certain litigation matters; have reviewed and provided opinions regarding proposed on any amendments; drafted and revised a proposed settlement agreement and communicated with opposing council regarding the same; continue to provide advice regarding land development matters; attended a professionals gathering regarding the Flats land development; communicated with city staff regarding certain loss runs; provided an opinion regarding the Sunshine Act and reviewed and analyzed an agreement of sale and related documents and provided an opinion regarding the sale. That is my report unless there are any specific questions.

### 2. City Manager

Mr. Logan announced earlier this evening in the executive meeting I updated council on real estate and personnel matters. And I just have to say that once again the city is moving forward. There is a report that will be coming out that is done by the Pennsylvania Department of Transportation. This report is going to indicate some of the things that we've talked about right before the holidays, and that's the number of projects that I think at that particular point in time [inaudible] important to the projects pretty much to get completed, totaling in the investment area of \$250 million to the City of Coatesville. We're very excited. That includes a DEPG project, Train Station, Flats, a number of other restaurants, and some housing development properties projects that are going on here in the city. So, we're very excited about 2023. And that's what's happening here in the city of Coatesville. That concludes my report. But if you weren't here at the last meeting, I'd like to re-introduce our new assistant city manager, and she is going to give her report as well as introduce herself.

### 3. Assistant City Manager

Ms. Cosentino announced since this is my first report, as Assistant City Manager I just wanted to start by saying thank you for the warm welcome from everyone on the Council, from City Staff, Solicitor, Engineer, and the community in general. To begin my report, I'll start on codes. In October of 2022, the city began using a new software called Smart Gov to log and track inspections. Our team has made the transition but is also still troubleshooting as this was a massive undertaking. But with the Codes processes in place and more reliable data, we expect to see more consistent permitting and licensing across the board. March will be a busy month as rental licenses are due by the end of March, and I personally have started training on Smart Gov software to my first hand about the processes in place there. In our Public Works Department, we are currently staffing up and have two full-time positions posted on our website currently that we would like to fill as soon as possible. If you could please help to distribute those openings through your networks, that would be greatly appreciated. I'll be working with Public Works on any processes and procedures they need support with, including vehicle and machinery maintenance and training. The main projects our crew are currently working on are replacing meters, cold patching, trash, and cleanup in



parks and roads, and very soon we'll begin mulching and planting. As spring is approaching, having a full crew is a priority. And that concludes my report.

4. Finance Department

Mr. Troutman stated first of all regarding real estate taxes and the solid waste being on the same bill. The discount period is still available through March 31st, and then for April and May it'll be at face value. And then after that, it ends up with a 10% penalty. So, obviously encouraging to get the word out to remind people to get payments in so they can get the discount. Second is we had communicated regarding the delinquent solid waste bills that were not paid for 2022. We had had discussions in previous meetings about our process and that we were going to try to give one extra-- or two extra steps to help the residents and owners by sending out letters locally. So, the staff sent out the letters starting in January and will send out a reminder notice again. And the good news is as of today, we sent out 245 letters, and we received—Ms. Al Amin asked how much? Mr. Troutman replied 245. So there were 245 properties that did not pay their real estate taxes or their solid waste. But we deal with the solid waste. So, of that 245, a third paid. And so this week we'll be turning it over to our collection agency Portnoff, for those 164 that did not pay. And so they will go through the standard collection process. The good news is those 81 took advantage and saved legal fees and notices and all those things that come with it. I don't have the report yet for the County on how they've been doing with the real estate side of delinquent collections, but I do know the staff did reminding the property owners when they come in, "Thank you for your payment. By the way, you probably have outstanding the real estate side. You should be talking to the Tax Claim bureau." And one of our staff created little business cards that has the contact information them so we can hand those out as reminders that has the contact information on them. So nice little guideline to help [inaudible] for the property owners who are engaging with us. And of course, we still have the others who are ignoring the communications.

President Lavender Norris asked before you go further, and you may have said it, I wasn't totally paying attention. However, you said you sent some letters out, 81 of the 245 did come. When does it cut off for them to come to you? Mr. Troutman replied this week. It was— [crosstalk]. All the letters went out saying Final Notice Reminder, dated February 28th as the last day. It'll be open for those who've mailed in this week. The end of this week it'll be transferred over. And if somebody walked in Wednesday morning on the 1st, we're not going to turn them away. We're accommodating every which way we can, so. And then the last piece that I'll talk about is the numbers reports. And January is obviously so early into the year. It's more about getting a gauge of if there's any big surprises in front of us or not. And so far, there's no big surprises on January held it own, although you're going to see on the circle square there's going to be deficits. The revenues haven't shown up yet because the tax bills just went out. And we have some costs that are a little extra in January that was just the nature of the costs. So, the costs tend to be a little front-ended and the revenues by all stretches are delayed until the start of February, but they've started to come in. And so, everything looks fine right now. But I have to say it's too early to tell. Stay tuned. Hopefully, you'll have me back and I can give you an update. Vice President Green asked regarding the solid waste, right, why the actuals were about \$9,000 over? What does that mean? Mr. Troutman explained what councilwoman Green is referring to is-- the biggest part of that is the landfill cross, and-- --they went up. But they were budgeted to go up anyway. So that's

not really different. The difference is that the recycling, when we entered into the contract and the expectation was that we had structured it so that we could actually sell the recycling and make a small nominal amount of money off of it. Because of the war-- the explanation I've been given is because of the war and because of changes in the Chinese economy, they're not buying. And so it's actually flipped it. And so instead of making a few dollars off of it, literally \$1,000, \$2,000, \$3,000, \$5,000 a month, we're actually paying \$4,000 to \$5,000 a month right now. Vice President Green said and it wouldn't be because they're not handling the recycling, right? That's what I was going to answer. Because I don't think you're handling the recycling right. You're mixing the trash. They're not recycling. When they're doing the pickup, they're not recycling. Mr. Troutman stated that's an operational thing that we'll have to pursue. And I'll work with Ms. Cosentino to talk through how that works and how [inaudible] will help because that's now her purview. Vice President Green stated yeah, when they pick up, they're not recycling. They're using one-truck. Mr. Troutman stated Okay. And for everybody's education if not aware, that's not only not right, but it's illegal. So that's [crosstalk]—Ms. Al Amin stated they are dumping it in one truck. Mr. Troutman stated we'll have to pursue that because that also is illegal.

### **Citizens Hearings Non-Agenda Items Only (3 Minutes)**

#### David DeSimone

Mr. DeSimone wished a good evening to the council president, council members, and staff. It's been a while since I've been here. I really didn't want to come out this evening. I was hoping to get this resolved a while back, but it's not happening. Council bear with me here. Mr. Logan and I met years ago when he was assistant manager about the Family Dollar Store. I provided council president with some pictures of some of the items I'll be discussing tonight about the Dollar Store, includes trash blowing from the properties onto my property, and I've got another property. It blows over to Mrs. Hunt properties. They have no receptacles. I asked for the building file for that building. I've seen it. They removed their trash receptacles in front of the building. One of those pictures even has where they have two cardboard boxes out there for trash. And if those catch on fire, what's going to happen? We have a building fire. Tractor-trailers parked in the driving lane. The building was supposed to be deliveries in the rear of the building, not in the driving lane. And if a child gets hit or a pedestrian gets hit while they're walking on those driving lanes and the city has been informed about it, you know how it works with the lawsuits. There're pictures there of a tractor-trailer with its front bumper on the sidewalk. I've had videos on the security cameras of the tractor-trailers going out the back and going on the wrong direction up to 4th Avenue. I have on the security camera a video of it. I've sent it-- I think I sent it to the Chief. Cars taking shortcuts between Lincoln Highway and East Harmony and vice versa from the Ash Park apartments, and they don't go slowly. They're doing a shortcut purposely. Again, if someone gets hit, I welcome the Chief to go and park behind my building and sit there in an unmarked car and watch how many cars go on through there at a pretty good pace to take a shortcut. One of my tenants at 418 East Lincoln Highway was yelled at by one of your Codes officials in her vehicle that he was not allowed, she stopped in traffic while she was heading west, and yelled at my tenant that you couldn't have a grill on the front porch. A little charcoal grill half the size of this podium top. He removed it right away. Yet there's pictures there of the next-door property-- and again, I'm not looking for anybody to be cited here, that's not my purpose. My purpose is, you can't ask one property owner and treat one property in one way, and another property owner differently. That's all. I'm not looking for anybody to get cited. And you have the next-door property that has two grills on the back porch, and they're being used regularly. We have one at 306 West Lincoln Highway that's a propane grill next to the bar on the front porch. Propane. There's a fence

that was installed without a permit. I have met with Mr. Dobson, emails, I've texted him about stuff. I feel in some ways I've been targeted for some stuff on sidewalks. Mr. DiSciullo (eke) somehow coerced Mr. Dobson to give me a citation during COVID for a sidewalk at 416 Strode, yet the city has sidewalks, Mr. Logan knows because he's seen pictures, all throughout Coatesville. Again, and then I was told by a staff member who's no longer here, God bless him, that the city was doing them as they could afford them, their issues. Yeah. And I got a citation because Mr. DiSciullo pressured Codes, the director, to give me a citation. I'm glad to meet with Mr. Logan, there's a couple of other things here. President Lavender Norris stated I see Mr. Logan did reach out requesting a sit down with you. Mr. DeSimone stated he gave me a couple dates and times; however, I had some doctors' appointments. I again sent an email back saying "Can you please help me with this," and he sent back like I was threatening him. I was not threatening, I was asking, pleading. I had met with Mrs. Green, I've talked to you numerous times. I've talked to your staff, Ruthann has been fantastic, I've met with her at least three times, and a lot of them. President Lavender Norris stated okay, my reason for mentioning it is because Mr. Logan is available if you want to set up a time to meet with him and have a conversation. Mr. DeSimone replied, okay, all right.

#### Carmen Campbell

Ms. Campbell stated I need more than three minutes. How do we do that? I need somebody who can assist me in figuring what I can do about the noise violations. I have read the mandate for the noise control board. Vice President Green suggested that you contact and try to set up a meeting. You might not be able to get it resolved in the three minutes here. Ms. Campbell asked a meeting with who? Vice President Green stated if its about noise, o would be with the Police Chief. Ms. Campbell stated Okay, all right. I'd like to do that before you leave. Is that okay, or should I call? Chief Laufer replied no, we can resolve it at the end of the meeting. Ms. Campbell stated I also have the previous issue that I brought up in November about the guy who runs the garage in the back adjacent to the new events center. And he was cited, thank you for that. But the issue continues. I'm dealing with that as well. Thank you.

#### Rick Saha

Mr. Saha stated I'm here because on our block we've been having some problems with some kids. There's anywhere from 4 to up to 15 of them at a time. They started out a couple of years ago playing around, breaking bottles whenever they found them, and everything else on the side of the road. But now it's been increasing that they had found out that they can go up on the vacant church up on 7th Avenue, up onto the roof and they've been throwing stuff off the roof. I have heard, I haven't seen it but I've heard that they broke some windows and some cars and stuff. They've been throwing stuff at cars going by. They have been throwing-- one day they threw a plastic pipe like a water pipe onto the ground and it broke, and a part of it went across the street. Somebody's going to get hurt. Not only that, these kids are going up on a roof that is very unsafe. I went up there once or twice with a cop that I called, to get down a ladder off of the second floor of it. What it is, is they go up a fire escape that's very wikkedy, and there was a ladder because they've been trying to fix up the place I think. But something happened to that, I don't know. But there were ladders left around so the kids were starting to climb up onto the roof and they were starting to throw stuff off and everything. So I got up there. I asked the cop to go up there with me because if I went through the roof I wouldn't have been able to call 911 to get me out. And you can see gully's in the roof and stuff. We took down the metal aluminum ladder that was up there. They found a wooden ladder that was probably sitting in there for 20 years and they put that up. And when we went up, I went up there with a worker and a neighbor and we got that down, and my worker grabbed one of the rungs and started breaking it with

his hand. I don't know how these kids got up on that ladder without falling. They are destructive. I've seen them walk by the church and kick the door, the glass of the door. Thank God it's hardened glass, but they're going to get hurt sometime. I want to find out if we can get Codes to do something with us to stop-- do something to stop them so they can't get up there. They can see from miles-- I mean from a block or two if the cops are coming up, they're up on the roof. They got high ground, and they're down before the cops get there a lot of times. So then they're not going to make them do it. But I have called the police department a few times this week I think it was, and I have called last week about it too I think. One of them were just driving around [inaudible] down. It's a matter of time before somebody gets hurt. If they want to talk to me and try to figure out something we can do. Just putting up a fence won't work. I would say maybe a fence with barbed wire, or maybe two fences with barbed wire spaced apart. These kids, after we got the ladder down, they actually got four by four from the ground, carried it up there, and they shimmied up onto the roof on the four by four. They are very determined kids, and it's just a matter of time before somebody gets hurt. President Lavender Norris asked if he was talking about the First Apostle Church? Mr. Saha replied yes. Mrs. Hunt asked do you know any of the children, their parents or anything? Mr. Saha stated I've talked to one of the parents because I had a run-in with the kids last week. And I ended up-- they were bouncing a ball against my wall and I told them to stop, a basketball. And I ended up grabbing it and puncturing it. The father did come to me. I told him about it. He said that he would talk to his kid, but talking to him, I don't think it sounded like the kids were going to listen to him too much. I mean, I don't know what to do about-- before somebody gets hurt, I mean, either on the ground or on the roof. Mrs. Hunt asked if we get names and addresses of the children that we know, is it possible to send a certified letter from the city to these parents? Vice President Green stated we should contact the church so that they can get it secured. Mr. Saha said well, the neighbors and I have talked to the owner and he said, "Well, we need to get the names of these kids." I said you got to do something before you get sued. But I don't know if he's got the money to do something, and I don't know if he's going to do anything about it. But it's just a matter of time before something happens. Mrs. Hunt stated the main issue is the safety. [crosstalk]. President Lavender Norris thanked Mr. Saha for bringing that to our attention. And we'll have Mr. Logan will follow up. Mr. Saha said he would provide his phone number if you need to contact him. After the meeting, I'll be glad to do that. After the meeting, I'll be glad to do that. Vice President Green asked if there were any cameras around there. Mr. Saha stated there are none but he has purchased cameras to be put up.

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

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Folks thanked everyone for coming out. We are moving through this meeting with the help from you. Thank you. Have a good night.

Mrs. Hunt thanked all of you that came and shared the night with us. Excited about movement in the city, excited about the great things that are going on, but also sad at the same time when you hear reports of Mr. Saha and Ms. Carmen. But if you could, please make sure you give names of these young people so that we can at least make contact and try our best to get this thing taken care of and to secure the property. But I think safety is first, so we have to do whatever we can to make sure

nobody gets hurt or falls through that roof like you were saying. So, thank you for bringing that to our attention tonight. I want to thank our clergy for sharing with us tonight, your prayers and all of the concerns and the efforts that are being made in the city, I'm appreciative of. And Mr. DeSimone, thank you for helping me understand where all this trash is coming from. I woke up this morning and I just screamed, "Where is this trash coming from?" I have a lady just came by the funeral home about three weeks ago, she said, "Ms. Hunt, I'll pick up all this trash every day for \$10 a day." So, for three weeks I have been paying this lady \$10 a day to just pick all this trash up out of my yard. So, thank you for helping me understand where it's coming from. I'll tell you. It just made no sense, where is all this trash coming from? I just wanted to acknowledge our staff for the hard work that you do. Thank you for all of your efforts. And I want to especially thank the Chief and the Police Department and our Fire Department for last night. There was a gentleman in the alley, right in front of the garage at the funeral home. My son was coming home and saw him. He stopped. He wasn't responsive, and so he called 911. And I mean in minutes or seconds you guys were here. Thank you for your quick response. I didn't know him, but wanted to get him some help. Thank you so much for that. And to our City Manager, I want to thank you for [inaudible] received from [inaudible] on the updates of our city. It's a direct reflection of you and the hard work and the energy that you have put into this position since you've been here and I just want let you know the gratitude that comes with that, the hard work and the hours that you put into the City. I just want to thank you again for all that you did. And again, I want to officially welcome our new Assistant City Manager, I'm looking forward to working with you. And again, to my colleagues, it's always good hanging out with you. Ladies and gentlemen, good to see everyone. Please have a good night. And I think we had a great month of February celebrations, so give yourselves a hand in all that you've done. Thank you for all of this.

Ms. Al Amin thanked everybody for coming out. It's nice to see that folks are starting to come out to the council meetings again. This room seems to be a little more with each meeting. Pastor Harris, thank you so much for coming out. Imam Jamaluddin, thank you for coming out. Welcome to our new Assistant City Manager. And as Mr. Logan said we sure we have a whole lot of projects going on in Coatesville. Nothing happens overnight and it does take time, but we are definitely, definitely moving this city forward. And so, thank you all again for coming, and safe travels home.

Vice President Green thanked her colleagues, I'm appreciative to everyone who came out tonight. Our clergy that works with our Police Department, we don't acknowledge them enough. We don't really see them enough. I'm talking about in here, but I just appreciate you wanting to come and offer inspirational and encouraging words. And this is everything where things are going good and things are happening and moving in the right direction. We all have to-- we need that inspiration to keep things moving. And I just want to thank you both for coming out, even Pastor Sherry whom I can't see, but I just appreciate what you do for our city, working with our Police Department. I know that there's hard times and some difficult things that the Department needs from you from time to time. So, I don't want to take that lightly. I know the important role that you play in the city alongside of our police department. I just want to just encourage David. I know that you got some things that you're very, very passionate about and you want to get it resolved. And I'm grateful that you did come, but I think that it's going to take a meeting to be able to work that out. But there's a lot going on, and we do have a new Assistant Manager that's going to be able to help out a lot more in the Codes Department. She will be overseeing that, so I think that people are going to see some changes there. Fair is fair, you know what I mean? And unfair is unfair. I thank you for bringing those things to our attention. I agree with Mrs. Hunt. I get real nervous when you talk about children because we

have the same thing occurring on, what is that, 5th Avenue? We had children playing on the roof of one of our buildings. I mean, they were literally crawling out there and pulling the shingles off the roof, playing like it was a place to play. And it's just so dangerous, you know what I mean? And the fact that this building is not secure, that's a concern for me. And I know it's a church, and I know that financially there's some struggles going on there, but the building has to become-- it has to be secured so that they don't have access to just get up there so freely. So thank you, Ricky, for removing the ladders and things like that. Mr. Saha said there are some boards up there still up on there, like plywood. That's going to blow off the top roof. But the way it's at right now, it won't hurt anybody because it's over at the back. But still, if there's kids up back there, if it's a windy day they'll find out. Vice President Green stated I hope that we find-- I hope that we find people that have some cameras in the area that could be of assistance to us with that. And Ms. Carmen, it's so good to see you. I tell you, I hear your sentiment about that Culture Society. It was such a disappointment for the underutilization of the building prior to it being in the condition that [inaudible]. So, I share your feelings with that and I'm right here with you. But again, February is over tomorrow, but I tell you, we do get the shortest month for Black History as well. It was a fulfilling month. There was a lot going on in the city this year to celebrate and to acknowledge Black History. The city had the thing for the youth, pancake breakfast which was so well-attended. I tell you, it was just so nice. And we have a lot of talented people here in the city of Coatesville. We have a lot of young authors, so many books from children's books to how-to books to self-help books to-- we have a lot of talented people here in the City of Coatesville. And just to see them and see all their work on display was just a blessing. I didn't have the opportunity to attend the Black Expo that was held last Saturday. We have a lot of great things going on. And it's not always about the restaurants, it's not always about the buildings, it's about the people. We see people who are wanting to become entrepreneurs, and them having that incubator thing set up downtown. We need to try to support them as much as we can. Because in us supporting them, we're encouraging them to continue on. They may not have their own brick-and-mortar building right now, but we're encouraging them to pursue their dream of owning their own business. And I just think it is something that-- because that's going to continue on. That's something that we need to try to give them a shot. We want to run here, we want to run there. Let's stop in that incubator and see some of their businesses. They have some really great things in there, some really good little things that we can buy. We had a young entrepreneur, I guess she still is in the Midway Arts, but she was in that incubator too, Reece's Soaps and the young lady with the lip gloss. I order them for my grandkids and they loved it. But we just want to encourage them. Because those are the kind of things too that push the city forward. So, I'm just happy tonight and just encouraged by you all being here. And thank you so much. And Mr. Logan, we love you, you're wonderful. I can't wait for the report to come out from PennDOT. The city is moving in the right direction in just about every area. And when you see this report, I'm not going to go through it, but when you see it, you're going to be like, "Wow. Amazing." So to me, it feels different here. I don't know about y'all, but it feels different here to me. When I go out and I walk downtown or I walk-- it just feels different. I'm just encouraged and like to thank you and thank you all for all your hard work and dedication. Thank you so much for your report. And I know that you're going to help us out and get our Codes Department up and running the way that it's supposed to, so thank you so much. Have a good night everyone.

President Lavender Norris echoed her colleagues and say thank you for you all for coming out. It is a pleasure to see. I am in a position right now, I'm just kind of stuck on how much more important purpose is than perception. While we're working as a council to ensure the revitalization along with our manager, I want you to understand that we not just concerned with the brick-and-mortar. We're

concerned with our residents. And we're not just going to say okay to just anything. We're going to insure whatever goes forth is pleasing for our residents also. So please keep us in your prayers because everything we say and everything we do is not going to cause you to smile and clap and all that good stuff. But trust and believe, we're doing what we deem necessary and best for you. So, with that being said, I too am extremely grateful for the forward progress that the city is experiencing now. And - excuse me - I don't see the engine side. We're going to continue to grow, we're going to continue to move forward, and we're going to do it together. There's no difference just because we're on council. We don't get special treatment. We have to endure what you have to endure, and you have to endure what we have to endure. Together we'll make it, so let's do it. Again, we won't agree on everything, but we can agree to disagree and keep moving. Thank you for your time. God bless you all. And be safe on your way home.

**Adjournment**

Ms. Al Amin made a motion to adjourn the meeting at 9:00 pm; Mrs. Hunt seconded the motion. Motion passed 5-0.