



City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, May 13, 2024

Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, Councilwoman Tiniera Turner-Green, Councilwoman Villa Hunt, and Councilwoman Fran Scamuffa

Council Absent: Councilwoman Charrisse Allen

Staff Present: James Logan, City Manager; Roberta Cosentino, Assistant City Manager; Chief Jack Laufer, Police Department; Richard Troutman, Finance Director; Robert Jefferson, Solicitor

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 Allen would not be in attendance this evening.

Public Hearing

Mr. Jefferson announced this is a public hearing. It's regarding what has been called the VPP zoning amendments that has been in the progress in works for over a year now. Prior to tonight's hearing, I marked a couple of exhibits. C1 is the notice for tonight's hearing. Exhibit C2 is the proof of mailing to the individual parcel numbers who were rezoned under the overlay districts, along with a copy of the notary. Exhibit C3 is the proof of publication in the Daily Local News that occurred on April 29th, 2024 and May 6th, 2024. Exhibit C4 is the proof of posting of the notice along the affected parcels under the overlay zoning. Exhibit C5 is the Chester County Planning Commission letter dated March 11th, 2024, with their comments. And exhibit C6 is the ordinance, which is in the council's packet, ordinance number 1586-2024. Those are the requirements of the Pennsylvania Municipality's Planning Code. This is the second reading that will be for consideration later this evening. This was already introduced at a prior meeting. We had to go through all the formal notification requirements. It had to go to the County Planning Commission. It had to go to the City's Planning Commission. All of those things have been complied with. This is an opportunity for the public to provide comments about the proposed amendments for council to discuss the proposed amendments, but it's only an opportunity for those. And I will provide a copy of all of the exhibits to Miss Mowday when she returns. So is there any comment on any of the zoning amendments? This often happens. President Lavender Norris said the only comment I have is that the VPP took a lot of meetings.

Mr. Jefferson announced Mr. Myers is here from the County Planning Commission. I don't want to call you out, but thank you very much for all of your work and assistance. The County Planning Commission actually prepared the city's zoning map, which is attached to the rear of the proposed ordinance amendment. So the County Planning Commission didn't have to do that. It was a favor, and it's very much appreciated. So thank you very much for all of your hard work. I don't want to put you on the spot. You don't have to say anything. If you want to, you can. But I know it was designed to clean up cross-referencing. I know it was designed to make it simpler. I know there was a lot to remove provisions that were no longer applicable or antiquated provisions. So there were numerous sections that were affected, so I can't summarize all of it. But if there's anybody here who wishes to provide a comment, now is the time. Ms. Sharon [inaudible] Coates Street said Yes. I would like to know just what is your plan because I never heard about none of this. We've been getting all kinds of

mail about people wanting to buy property. I came up here and I gave a letter. Was it to you? Yeah, but you all talk about planning. It looked like there's a lot of planning going on with people in our neighborhood. Some people already sold the property. President Lavender Norris stated excuse me, Sharon. Right now, this is a public hearing regarding a VPP, a specific-- Ms. Sharon asked Well, what is that? [crosstalk]. President Lavender Norris explained that's what I'm trying to tell you. I'm trying to tell you it's specific to zoning issues that have been cleaned up to connect where to ensure that every one of the amendments all lined up. There's no crosstalk in. That's what this is. After this public hearing, we'll go through some items and you'll have an opportunity to sign the paper over there to speak with regard to whatever your issue is. Ms. Sharon said you saw him about it. I haven't heard anything. So that's why a lot of them don't know. That's why I wanted to find out just what is what because a whole lot of stuff ain't going down right as far as I'm concerned with all your plans. I don't know. We have no idea. Just getting stuff from getting here and there. Mr. Logan explained just really quick, what she's referring to, several weeks ago, there's been a real estate agent that's been going out and basically sending letters to residents throughout the City of Coatesville. Part of that letter, to my knowledge, says that, "Miss [inaudible] is working with the City of Coatesville." That is false. Ma'am, if I recall your letter, it was kind of written in a check and it says, "Would you like your house to be sold?" And they will give you X amount of dollars for your house. And I explained to you that, that has nothing to do with the city. This is a individual company that has been mailing these. And I think our assistant city manager actually received one as well. Vice President Green stated I did too. Mr. Logan explained they are just going out-- this is part of their marketing and soliciting efforts to buy property in Coatesville. The city of Coatesville has nothing to do with this particular real estate company, and we have already placed a call to them, asking them if they are telling people that they're in partnership with the city, they have to stop or desist to making that claim. That's pretty much all we can do at this time. Mr. Jefferson stated I don't see any other comments, so we can close the public hearing.

Ms. Al Amin made a motion to close the public hearing; Ms. Turner-Green seconded the motion. Motion passed 6-0.

Approved Minutes

Vice President Green made a motion to approve the April 22, 2024 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 5-0-1. Ms. Turner-Green abstained from the vote,

Approval of Accounts Payables

Vice President Green made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 6-0.

Presentations

1. Friends Association

To each of your own council and those represented board council this evening, I am Joyce Chester, formerly of Chester County OIC and now with Friends Association for Care and Protection of Children. I can remember my last time here was my last day with OIC, and I promised that I would come back to keep you apprised of what was going on with Friends. That's exactly why I'm here this evening. Coatesville is still in our path. It's in our sights and it's in our hearts. And we continue to operate for the well-being of those living in Coatesville. And I'm excited about that because it brings me back. I want to thank you all for this opportunity to present to you this evening. You remember when we did start with OIC, we wanted to create a footprint that was going to be helpful for the community. The same is true

of Friends. We want to grow a footprint in this city that is helpful to the citizens of Coatesville. One of the things that we have done, you're all aware of Nia House. I know there was much contention when Nia's House was started. That's only a very, very, very small piece of what's happening here in Coatesville with Friends Association.

The bigger noses are Eviction Prevention Case Resolution Program. We've been able to get, maintain, and grow a footprint. If you recall, an EPCR program started in September of '20 in Downingtown. It came to Coatesville in January of 2021. The outcomes with this program have been very favorable when looked at opposed to those areas that don't have that program, the EPCR program, Eviction Prevention. It has saved houses and created housing stability with a growth of 40% since the pandemic. We're really proud of that number. And we're really hopeful about that number. And we would like to continue to grow that program in Coatesville and building other eviction courts throughout the county. But our focus is on Coatesville. And you'll see by the presentation I brought with me our Chief Legal Officer from Friends to explain to you a little bit more about the program, some of the work that we've done with Regency, and I hope that you agree that it is helpful for this community. With that, I'd like to introduce Laurie Kennedy. I'll be back before.

Ms. Kennedy wished everyone a good evening. For those of you who we've met before, it's nice to see you again. For those of you who I'm meeting for the first time, again, nice to meet you. And thank you so much for allowing us at Friends Association this opportunity to let you know that there are things that we do in addition to what had been an issue before, which was [inaudible]. The Eviction Prevention Case Resolution Program, as Joyce indicated, started in Downingtown in the middle of the pandemic. We expanded into the Coatesville area because we saw that there was a need for the program in the Coatesville area. Every Tuesday morning, starting at 8:30, you will see our entire EPCR team at Judge Hines Court, which is where he does a unified scheduling for all of his eviction cases. The EPCR program is unique in that it provides a combination of limited legal, limited financial, and limited social service support to households within this jurisdiction that are facing either eviction or some form of housing stability. We've had to adapt and adjust as we've gone through this pandemic, as different funding sources have come in and gone out. We are now in what I would refer to as the post-pandemic and post-ERAP error with regard to this program. We're going to see things shift and change, but we have a really strong community in Coatesville with both the households that we're helping as well as the landlords that are also filing the eviction action because they are also residents of this community.

During the ERAP era, there was an awful lot of financial assistance that was provided through that funding through the county. Friends Association actually processed ERAP. And as a result of both our EPCR team being present in Coatesville as well as Friends Association being able to process and we took cases that were in jurisdictions where we had EPCR team working. Coatesville itself received approximately 36% of the overall ERAP funding that was distributed throughout the accounting. The county used to have on their web page a map. Joyce actually has copies of it. We can pass it around. But you will see there's a big red circle in the center of this map, which is the city of Coatesville. And as of March of 2023, 2,100 families in the coastal area received rental assistance through the ERAP funding. And that accounts for approximately 36% of the county. When you compare that to some of the other jurisdictions-- we were in Downingtown. Downingtown received approximately 7%. Again, we were in that, and that's also one of the higher numbers. The only jurisdiction that received,

again, 7 to 8 percent of that funding is Oxford. There they had a nonprofit organization that doesn't do what EPCR does, but they did go out to the community. We're here to kind of help and kind of shift everything. But that just shows you that when Friends Association gets involved, and we see that there's a problem and there's a way in which to resolve it, we will get our feet on the ground in your community. We will do outreach to the people who need the assistance, to the households that need the support, and we will do everything that we can to connect them to the resources that are available.

And so again, we thank the City of Coatesville for making that a little bit easy for us to do also just because they welcomed us into this environment and this neighborhood to help. The other thing that's quite important with regard to EPCR, although I'm a little bit scared because I think the numbers are going to change now that the ERAP funding is ended, is the report and the results that are coming, and the Housing Alliance of Pennsylvania actually does their own independent statistical data. So these results that are being reported aren't based upon our data. They're based upon independent data that's coming from an outside organization. But as you can see, EPCR being present in a jurisdiction will result in tenant-favorable outcomes at a much higher rate than in those jurisdictions where EPCR is not. Again, we kind of have to compare pre-pandemic, during-pandemic, and post-pandemic. However, it's a 40% increase in tenant-favorable outcomes if the EPCR team is in your jurisdiction. That is compared to what would be 11% increase for jurisdictions where we are not. We do assist through our program, households that are at or below 50% of the AMI. They have to be facing a housing crisis, and we won't represent the same household more than a one-year time period.

We're kind of expanding and linking our programs internally within our organization and with other organizations in the community so that there can be continuum of care. So if we do a basic budget, get the immediate crisis solved, but the household needs some additional case management or assistance going forward, we will refer them either internally to one of our other programs or externally to another partner organization to help that household going forward. If you have questions and stuff, we can give you some insight of what we're seeing on the ground as to some of the things that are happening. We know that the rents have increased. There's been a decrease in your rental properties in this community. A lot of landlords because of the moratorium got out of the business of fronting. But a lot of good landlords have stepped in, and we worked with both landlords and the tenants to try to do a resolution. We did have a recent case where we had a, what I will call, temporary victory. For a number of residents, as you're aware, we have Regency Park Apartments. They're a project-based rental assistance program. There's a subsidy, but it's coming directly from HUD. The management there has undergone some changes. There was a little bit of turnover. I think that they also had some difficulty going through the pandemic.

They've had a series of filings of large numbers, maybe 15 to 13 landlord-tenant complaints at the same time. We've managed to work some of those out, some of those we were not able to. We most recently had those dismissed because they weren't following some of the HUD regulations. And we were able to also educate the tenants with regard to some of their rights, some of the requirements under the HUD's housing subsidy rules and requirements. What I will say, however, is this was just temporary. We bought them some more time to try to come up with funding to pay rental [inaudible]. We do anticipate that things will be refiled. But every time that we can come in and even delay something for a short period of time, or we

can educate the tenants with regard to what to expect, where to go in the event that they do not prevail at their eviction hearing, at least it's some benefit to the community. But if at any time you have any questions, please feel free to reach out to Friends Association. Please, come and observe the court in action on a Tuesday if you've got nothing better to do. It's a lot of fun. Do not be offended if I appear rude. I'll have my game face on, and I'll just be taking care [laughter] of business.

Thank you so much, Lori. I just wanted to say I was able to visit Judge Hines Court, and it is theater in action. Judge Hines is amazing. He's amazing with the respect and dignity that he gives to the tenants that come through that are facing these crises. I was really pleased to see that. I had a chance to talk to him during one of the-- we were between cases. And one of the things that he indicated to me that he felt was so important that we connect with OIC so we bring them there so people can be talked to about employment options. He said even if a person went to an interview and was denied, that was better than doing nothing. He wants us to still maintain that connection. And of course, we are. Giovanna is now the full-time president and CEO of Chester County OIC, I'm happy to announce. She is going to make a way to make that happen so that we can have a continuum of care. So that's a bit about what we're doing. I will keep you apprised as we grow and as we grow the eviction program. And for any other thing that we want to do, of course, we always want your support, and we always want to do things that are impactful to this wonderful community. Thank you so much for your time.

Discussion Items

1. Abdala Fitness Center

Mr. Logan announced Vincent Miles was unable to join us this evening. He's not doing well today. But he wanted me to share an update with council members in the community. This is in reference to the Abdala Park Fitness Center. This is an outdoor fitness center that Vince has been working on for a little while now. It's a 38x38 slab of concrete. And then from the concrete, there are various exercise activities that have been built on top of that. Jump boxes, pull-up bars. It's designed for a community outdoor fitness type of feature. In addition to the outdoor fitness center, Vince is working with Cedarville for [inaudible] compliant walkway areas in Abdala Park. We're very excited about it. And he is looking to move forward with the construction plan this summer. We're hoping by the end of the summer, the Abdala Fitness Center will be up and running for the community. We're also reaching out to various fitness centers that can do some programming there on weekends or during the summer months. It's pretty exciting moving forward. Do you want me to continue to go down [inaudible]?

2. ESA Phase 1/Montrose

The next item is an ESA Phase 1. This is regarding a property that I shared with you all earlier in executive. There's a series of assessments or tests that need to be pretty much run before we acquire property. This one is a-- it's called an environmental site assessment. It's usually done on all properties that's going to be developed. This is phase one. It's going to be handled by a company called Montrose Environmental. We've been talking with them for several months now regarding this property. And we would just like to move forward on the actual assessment. So it qualifies us for an EPA grant once the assessment is done. And I just want to bring that to your attention.

3. Boundary Survey/Carroll Engineering

The other item is kind of the conjunction with the Montrose Environmental assessment. This second part of the assessment, which is called a boundary survey. The boundary survey goes over the boundary lines and other areas that are germane to the actual parcel itself. The company that will be conducting that particular survey is Carroll Engineering. They will be performing that. We don't have an actual start date because we need to reach back to the parcel owner to make sure that everyone's dates on the calendars will be set so we can be authorized to go on the property and conduct these surveys. So those are the two there regarding parcels.

4. Consideration for COPS Grant Submission

. And then the last item is something that the police chief brought to my attention during the grant season. And there's an opportunity for the police department to submit an application for the COPS grant. And I'll turn it over to the Chief to kind of give you an outline overview of what that is.

Chief Laufer explained the Department of Justice once again has opened up the COPS grant for community policing, and there's an opportunity for us to make application. I've reached out tentatively to John to explore the options for submitting an application on behalf of the city for the COPS grant. And as before, it's a 25% match. So they would cover for a period of three years-- I'm sorry, five years. It is 75% funded and 25% match. For three years. And so we wanted to come before council to get your blessing to make application. It does not mean we're going to receive the grant. It's very competitive. Last time we got it, we were one of only a few police departments across the country that received the grant. So there's no guarantees. But with council's blessing giving us to go ahead, we would make application. Ms. Al Amin asked a question, Chief. So with this application, this would be one additional officer than what the union contract says we have to have? Chief Laufer replied yes. Ms., Al Amin asked it isn't for an officer we already have, It would be for a new one, correct? Chief Laufer replied yes, That's correct. The intent of the program is to provide additional police officer positions for municipalities that can't necessarily afford them on their own. It's not to fund current staffing levels. Ms. Al Amin asked and then after the three years of the 75/25 percent match, then would that person still stay employed, or? Chief Laufer explained we are obligated to keep them for two additional years, I believe it is, after the expiration of the grant. Vice President Green stated I think it was like that before. Chief replied yes, I think the funding match is a little more favorable this time. I think there's a lot less money this year. It's a lot less money available. So I think they changed to match. Mr. Troutman explained this is contemplated as part of the strategic plan, it's just now being formally talked about, but it was part of the strategic plan as part of the future of projected costs and offset, because it's a match, if you will, to the development that's anticipated and happening and the need in the community.

Citizens Hearings – Regular Action Items Only (3 Minutes)

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

Regular Action Items

1. Receive and consider for 2nd reading and adoption an Ordinance that repeals and replaces the following: The Terminology Article; the Signs Article; the Administration and Enforcement

Article; the Traditional Neighborhood Development Overlay District Article; the Steel Museum District Article; the Specially Planned District Article; the Mixed-Use Development Overlay District Article; and Section 224-97 (Nonconforming signs). Further, the ordinance deletes Exhibit “B” and replaces it with new Exhibit “B” (Manual of Design Guidelines). Furthermore, the ordinance amends and adopts the Zoning Map of the City of Coatesville.

Vice President Green made a motion to approve 2nd reading and adoption an Ordinance that repeals and replaces the following: The Terminology Article; the Signs Article; the Administration and Enforcement Article; the Traditional Neighborhood Development Overlay District Article; the Steel Museum District Article; the Specially Planned District Article; the Mixed-Use Development Overlay District Article; and Section 224-97 (Nonconforming signs). Further, the ordinance deletes Exhibit “B” and replaces it with new Exhibit “B” (Manual of Design Guidelines). Furthermore, the ordinance amends and adopts the Zoning Map of the City of Coatesville; Mrs. Hunt seconded the motion. Motion passed 6-0.

Mr. Logan explained so earlier, if you heard from Rob, he was talking about the overlay. There was a question that came into my office about a week ago in reference to one of the parcels that's being included in the overlay. This is the museum district. So can you just speak to what happens when we include a particular piece of parcel in an overlay? I think this one was already included. But has it changed the actual function operations of that existing apartment? Mr. Meyers explained no. Are you talking about the steel museum overlay district? Yeah, so just for a little bit of clarification on [inaudible] planning commission as a project grant monitor. I was not the consultant on the project. But for various reasons, Robert and I have kind of tag teamed with both James and Roberta in kind of finalizing and finishing out the project. Roberta and I talked about this earlier today. Just for clarification, the SMB overlay district was changed slightly. It was the only district, overlay district that had some modifications. But the primary focus of that is just because the parcels, when that district was originally adopted, that that overlay district applied to have changed boundaries, the parcels themselves. And so the consultant just changed the district boundary to match the new parcel boundaries. And it appeared that the parcel boundaries changed because the prior parcel boundaries were realigned because they crossed over some of the buildings. And so now the parcels are actually more accurate because they're not parting the buildings up. And so those buildings aren't-- they're not crossing parts of the boundary. So it's actually more clear and more appropriate than the way it is now. So there's no intent to, and they're not substantial changes to that district. It's more just clarification. So we're not bisecting buildings in different zoning districts. And again, these are overlay districts. These are not the base districts. And so the overlay just means you can do additional uses and have some additional criteria if someone chooses to use that overlay district otherwise in case of districts [inaudible].

2. Receive and consider a motion to approve a **personnel** agreement

Vice President Green made a motion to table the personnel agreement; Mrs. Hunt seconded the motion. Motion tabled 6-0.

3. Receive and consider a **resolution** appointing the Cohen Law Group to conduct a franchise fee audit of Verizon and to negotiate a franchise renewal agreement with Verizon and authoring the City Manager to execute the engagement letter.

Vice President Green made a motion to approve a resolution appointing the Cohen Law Group to conduct a franchise fee audit of Verizon and to negotiate a franchise renewal agreement with Verizon and authoring the City Manager to execute the engagement letter; Mrs. Hunt seconded the motion. Motion passed 6-0.

This resolution is before City Council because, as it states, the City Council has the right to appoint special solicitors in certain circumstances to handle specific tasks. The Cohen Law Group specializes in dealing with franchise renewal agreements, so no ego here, but that is specifically what they do as a law firm. They provided and reached out to the city. They also reached out to other municipalities throughout Chester County. I believe approximately 22 other municipalities in Chester County have also signed up to be a part of this group that is going to be negotiating with Verizon. Just by way of a little bit of an explanation, Verizon lays their cable wires in the city's right up ways, and that's what this is in regards to. So the little areas on the side of the road, they're really laying cables and doing other things and working inside that area. So that's what this agreement is going to address, the city's entitlement to compensation as a result of it when Verizon does it. They're also going to be doing a franchisee audit just to see how much Verizon has paid, and see if what's being paid should be paid. They're going to sort of do an additional audit, something that my brother could not do. That's what this is. Hopefully, this made it to-- the resolution should have made it to the packet, and then the franchisee agreement should have made it as well to the packet. So that's what this is for. With regard to the low-hanging Verizon lines around the city, will that be incorporated in the discussion for them to clean those up, to do whatever is necessary? That was one of the items that when we were on call with them got pointed out. Oftentimes, we don't know what those wires mean [inaudible]. They will be addressed.

4. Receive and consider a motion authorizing the City Manager to sign change orders in the amount of \$10,723.00) and \$630.00 regarding the acquisition of firefighting apparatuses from Seagraves Fire Apparatus, LLC.

Ms. Al Amin made a motion to authorize the City Manager to sign change orders in the amount of \$10,723.00) and \$630.00 regarding the acquisition of firefighting apparatuses from Seagraves Fire Apparatus, LLC; Mrs. Hunt seconded the motion. Motion passed 6-0.

Mr. Troutman explained this is the natural process that was contemplated when the original purchase was put in front of council. Everybody involved in the process knew that there would be tweaking when the team went to Wisconsin and on site, discussed it with the engineers, this versus that. And the plus/minus came out to be, combined, approximately \$11,000. If you recall, in the original motion, there was a \$50,000 allowance for this contemplated event, and the team came in well under that. They were very prudent with their swap-outs in working with the engineers. That's what this is.

5. Receive and consider a motion to approve the Fire Department Memorandum of Agreement and recognize the efforts of City of Coatesville (City) and IAFF Local 3790 (Union) for their transparency and collective bargaining acceptance to the terms and conditions of all full-time and regular part-time firefighters working in the Coatesville Fire Department.

Vice President Green made a motion to approve the Fire Department Memorandum of Agreement ,and recognize the efforts of City of Coatesville (City) and IAFF Local 3790 (Union) for their transparency and collective bargaining acceptance to the terms and

conditions of all full-time and regular part-time firefighters working in the Coatesville Fire Department; Ms. Al Amin seconded the motion. Motion passed 6-0.

Mr. Logan stated yes. Before we move to the next step, I want to bring up the Union President, Mr. Mike Boub, and Union Vice President, Mr. Jim Lentz. You two can approach the podium, please. As they're approaching the podium, I just want to share with everyone, our council members and our residents, this particular memorandum of agreement is a monumental one for the City of Coatesville. Our firefighters have been working for years here in the city, sometimes splitting their duties between various other municipalities. They created a partnership throughout this region, and they do it without much pat on the backs. So as we've been negotiating with them for a number of years, I think we finally reached-- -- thank you, an amicable, thank you, agreement that speaks to the relationship that we are establishing with the fire department, the relationship that the fire department is establishing with the city and its residents. And these gentlemen here spent hours working with the negotiation team of the city, and we're very pleased to bring forth this memorandum of agreement to the City Council. Gentlemen?

Thank you, Mr. Logan. Good evening, ladies and gentlemen. For those of you in the room unfamiliar with me, my name is Jim Lentz. I have the privilege to serve as the Battalion Chief here in the City of Coatesville, and I've represented Coatesville firefighters in some way, shape, or form for upwards of 20 years. With me, next to me this evening is our President Michael Bow and on behalf of myself and President Michael Bow and all the members of the IAFF Local 3790, we are very pleased to be in front of you all this evening. Over approximately the last seven months, as Mr. Logan indicated, the union and the city have been meeting with officials in an effort to negotiate a successor contract or collective bargaining agreement for the city's firefighters. Due to the hard work and dedication of the parties involved, we're very pleased to announce that the firefighters agreed to accept this memorandum of understanding, and I've been looking forward to signing it this evening. I'm not sure who has or has not paid attention, but this pact, similar to what Mr. Logan mentioned, is the first contract that the parties have been able to settle without arbitration in 25 years. This agreement could not have been achieved without the commitment and perseverance of City Manager James Logan, our chief of finance Rich Troutman, Madam President Linda Lavender Norris and our fire chief, Steve Dobson, as well as the support of City Council and all the firefighters. We appreciate everyone's interest in keeping residents and firefighters safe and for working towards this fair and equitable contract for the firefighters in the city. It's a great day in the city for the relationship between the firefighters and the city and the City Council and the administration, and we appreciate it. Thank you.

Mr. Boub thanked council First, I'd like to start off by saying thank you. Thank you for coming to this agreement. For the first time in 25 years, this is a milestone. And the professional firefighters in the City of Coatesville appreciate it. Thank you. I can't thank you enough. Now, to Rich Troutman. Over the past year, you and I have worked together on the City Safety Committee. Month after month, you have heard me speak about the need for more personnel, for the safety of both the firefighters and the city residents. If I wasn't speaking about the need for personnel, it was the poor living conditions the firefighters had to deal with in one of the city's fire stations. Many times, I thought you were beginning to tune me out, but you were listening. Over the past few months, you have found a way to help the firefighters with increased staffing, better living conditions, and new fire apparatus so we can

be successful. For that, I and the members of the Coatesville Professional Firefighters Association are grateful. Rich, if you could come up, please. Perhaps? You do. On behalf of myself and the members of IAFF Local 3790, we would like to present you with this gift as a token of our appreciation. [applause] [crosstalk]. President Lavender Norris stated just for the public's knowledge, they're presenting Mr. Troutman with a token of appreciation in about five days advance, four days advance of his departure from the city. Mr. Boub read the plaque It says, "Finance Chief Richard Troutman, in appreciation for all of your hard work and perseverance in making Coatesville a safer community for its residents and firefighters. Thank you, Rich. Coatesville Professional Firefighters IAFF Local 3790," dated today, May 13th, 2024. [applause] Mr. Troutman said I want to put this in context. It was all about five years of everybody working together to create the success to allow decisions like the fire trucks. It was the team working together to allow confidence to be able to do those things. So it's incredibly appreciated, but it's a testament to the teamwork that everybody did. And let's be real, this puppy doesn't go into burning buildings. This puppy doesn't give Narcan [inaudible] of life. This is very much appreciated, but the people that really deserve it are the citizens are going to get a more and better, safer community. And it's because they did the building blocks, and we were able to reallocate resources so that it's a safer community with more professionalism. That's what this is all about.

Vice President Green excused herself from the meeting.

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

Reports

1. Solicitor

Mr. Jefferson announced since council's last meeting, I and my office have worked on right-to-know matters; worked on a matter regarding a federal subpoena request; I and my office, assisted with the notification requirements for the zoning ordinance amendment that was subject to tonight's vote; reviewed an appraisal and provided comments; communicated and continued to communicate with outside counsel regarding litigation matters; reviewed the Cohen Law Group resolution and proposal and provided comments; communicated with outside counsel regarding land development matters; provided an opinion regarding zoning application fees. I received correspondence from the RDA regarding the flag's property. On a more personal, less formal note, I would like to say happy belated Mother's Day to all. And then to Mr. Troutman, who is just walking back in, I want to say personally, thank you very much for everything that you have done, not only for the city, but for me. Working with you has been an absolute dream. You will 100% be missed. I know I could call you at any time and you would pick up and you would get an answer if you didn't know it right away. You did so much more than just being a finance director. You wore so many hats within this organization. And sometimes being a younger person in the room, older people necessarily don't trust you or don't trust your judgment. But you were there for me, and I truly, truly appreciate it. Just know that it's sincere. You will 100% be missed by me. You will be very difficult to replace. Thank you so much for all that you've done, not only for the city but for me as well, so thank you.

2. City Manager

Mr. Logan announced earlier he provided updates and comments on personnel and real estate matters to City Council members. Just a few updates for the city. The train station, a number of our residents have been witnessing a new train station platform that's going up as a clear indicator that progress is being made in the city of Coatesville. The actual construction schedule, I should say the construction itself, they're at 40%-- or right about 40% completion. They are still targeted for 2025 completion on the entire train station remodel. That includes a new platform, service parking lot, safety features, pedestrian walkways, sidewalks on the north side and the south side. And we're very excited with the progress that they're making. I did put in your packets this evening, council members, an update that came into my office about a week ago from PennDOT. So, if you have any questions regarding some of the updates, feel free to reach out to me. But we're very excited about the work that's being done there. Some of the work includes Coates Street. For several weeks, there have been construction crews out repairing parts of Coates Street because of a water main that is actually being moved from the train track area onto the middle portion or a little bit north of Coates. That is a tremendous undertaking. In doing this particular construction phase, they hit the water main and then they had to go in and do some repair work. Now they're back on schedule. It looks like the construction is going to be another month or two, but once it's all done - and it is part of the actual plan - there will be a new road, new signs, and it'll look much better than it does right now. So please bear with us. We know that this has been a tremendous kind of burden on some of the residents that travel to and from that area. But within a couple of months, hopefully, we'll be able to relieve some of your frustrations.

Website information and updates. I'm going to kind of pump this over to Roberta, she can kind of touch upon it in her report. But many of you have seen some of the updates on our website. We continue to improve it. And I'll just stop here and let Roberta should pick up on it. The last few items, Unity Day this year is going to be July 6th. That's going to be in Gateway Park. That is the first Saturday following the 4th of July this year. For those residents here in the community, you know that Community Day is special for us. It's a day where everyone comes out to celebrate Coatesville's rich history and culture. There will be music. There will be rides for the kids, food trucks, and various nonprofit organizations and companies will be out on that particular day. That's going to be from 4:00 to about 9:00. And we hope you all come out and celebrate Unity Day here in the City of Coatesville.

Following Unity Day, the Sounds of Summer Music Festival would kick off. And actually, we're going to be partnering with 2nd Century Alliance to kick it off July 5th, which is the first Friday that we're having here in the city now. Every first Friday from July to October will be part of the Summer Music Festival. The music festival will be held over at Gateway Park as well. Those are outdoor concerts. They're free. All you need to do is bring your lawn chair and maybe a little bit of riffing. The Grand Prix, as you all know that we are not hosting Grand Prix in 2024. We are going to reboot that particular event and bring it back next year, bigger and better, I hope. But we will be hosting the cruise-in portion of the Grand Prix, which is a Friday night cruise-in from all individuals and enthusiasts that have vintage cars, imports, hot rods, you name it. Cruise-in night will be back on the schedule. Not sure of the date yet to be determined, but it'll either be the 13th or the 20th of September. Please keep that in mind and be ready for it. It's going to be a big one.

The last bullet I have, and Joyce Chester had mentioned a little bit earlier, Giovanna Wylie, congratulations to her. She is OIC's new president and CEO of Chester County OIC, and

we're very pleased. For those of you who know Giovanna, she's a very personable person. And I think she's going to be a tremendous asset for that organization moving forward. And that concludes my report for this evening, with the exception of Rich Troutman. Did he leave again? Rich. Rich, you know there's a lot I can say about you. I will have some words for you on Friday, but publicly, I just wanted to say that you have been a tremendous, tremendous asset, treasure to this organization, to City Hall. Your forensic expertise, as I shared with you before, you remind me of Colombo. For those of you who remember that series, Columbo was a great detective, and Rich is a great detective when it comes to our financials. Him and I, I would attempt to play high-level chess with him when it comes to financing and how we pretty much look at our future. With Rich, we've been able to forecast to 2030. You hear that, to 2030? And we're very excited about that. We have put things in place, not only for the city of Coatesville, but for sustainability plans. And we could not have done that without Rich's foresight and his leadership, and sometimes his stubbornness to tell me to do things when I didn't always want to do things. Rich, I appreciate you. You certainly make the job for me a little bit easier. I'm definitely going to miss you. And I'm going to keep that bottle of wine I was going to give you. [laughter] But we'll see you on Friday with more comments. Thank you very much. Appreciate it.

3. Assistant City Manager

Ms. Cosentino thanked Madam President. To begin, I'd like to welcome any Spanish speakers and other non-English speakers that need assistance with City Matters, that we're here to help as best as we can. We want everyone to be able to share their questions and concerns. [foreign]. Madam President, I'd like to start off by adding my accolades for Rich Troutman. There are a lot of people in this room and in this city, who go above and beyond every single day. And I know that council knows and appreciates that. And I didn't really quite understand that until I started working for the city, even though I live in the city as well. And when I first started here a little over a year ago, Rich Troutman kind of took me under his wings and taught me quite a bit in the short time that I've known him. And it has been an absolute pleasure. And I'm incredibly grateful for the work that he's done over the past five years, but also for the mentorship over the past year of working with him.

But as Mr. Logan mentioned, we have been given the gift of a transition from what he's passing on to us to carry on. And that transition has been incredibly detailed and incredibly thorough, as you can imagine, if you know Rich. So Mr. Logan and I are 100% confident that we are on an excellent path to continue to move forward and up. And we will take everything that we have done over the past several years and continue that on. And that also will be in part to Rich's credit, but in part to all of the other amazing staff that are in this room right now and to counsel, of course. And in that same vein, with the people who go above and beyond for the city, I really do want to also thank Kevin Myers, who's here because it's people like him who go above and beyond. Just because he cares so much about this city, the work that he put into this zoning ordinance is really incredible and redrafting our map for us. And I get to work with him also as a board member of the Chester County Planning Commission, and he's really a gem for us. Thank you, Kevin.

Also, we have our codes director here, Aaron Flook. He's going to be taking the codes report, so I'm not going to go into a lot of detail about codes today. We'll walk through some updates on the website, as Mr. Logan mentioned. We are always updating our website now. For anyone who's interested, please check it out. We try to put important updates on there. As

you can see, the screen is kind of scrolling with important updates. There's a calendar. There's important links. There's just a lot of information. And so, I highly recommend coming on here once in a while to kind of see what's going on. One of the things that I'll point out is that TMAACC, which is the Transportation Management Association of Chester County, is now doing a commuter survey. The link is on our website. It's really important that people from Coatesville fill that out because a lot of TMAACC services are targeted to the Coatesville community. If you use public transportation or if you walk or if you bike or if you drive to work and maybe you prefer not to drive to work, I highly recommend you filling that out so that TMAACC has any information that you'd like to share about commuting in Chester County.

And I would also like to thank Representative Houlihan, who was here today to visit the city and to get an update on our Ash Park Phase 1 and 2 project. That project is moving along really nicely. We have incredible design plans that are being updated continuously by our engineers. And we are really getting excited about starting to be able to see construction happen in 2025. And there's amazing things in the future ahead for us. It's a great time to be here.

4. Finance Report – Mid-year Review

I think I've done this enough. I can kind of wing it a little, but I'm not really going to wing the most important part [inaudible] the result. So the circle square report is fairly straightforward. After four months, a third of the year, there's enough traction that is indicating where the city is heading financially, which is fairly stable. But there's still eight months left that we need to finish out strong. I use the "we" pronoun, and I will continue to use the "we" pronoun. So that is effectively the finance report. So unless there's any questions, that concludes it.

But Rich being Rich, [laughter] it hit me as I sat back there that I can't be any prouder of what everybody has accomplished for that to be done. And I'm prouder of that because it was a team effort that got something done. I'm more proud of that than I am of the initials behind my name, the CPA and all that. I know I've always had the opportunity to have a bully pulpit. I never felt like I needed to use it. There is so much talent in this city. There is so much talent that came together at the right time, at the right place. And five years from now, you're going to say, "Eh, an ask [inaudible] on the calendar on the history." So much talent, so much will to do well and do good.

I look back on five years ago, this is a tight-knit community, and they welcomed me in. And servant leadership has always been a critical pillar to me. And it's been an opportunity to serve. I couldn't have been better received. People reached out. They welcomed me. And we got an awful lot done. And I get to say it one more time. Nine years without tax increases and five years of balanced budgets without having to borrow money or move things around. That doesn't happen because an accountant sits and does deficit credits. That happens because people came together and took action and did something. And if we use that as a measure of excellence, and there's some general level of excellence that's been achieved, all I can say is it got done. There's a platform to grow from. And I strongly encourage everybody to continue the growth and continue taking the action steps because excellence is hard to achieve. It's harder to sustain it. It's going to take-- put that one in the platter. And that's a small token of my thank you back to the City, so. Thank you.

5. Codes Department

First time up here and I get to follow Rich and his farewell work. So, thanks. Appreciate that. My name's Aaron Flook and I am the new director of codes. My first opportunity to address you about my department, and I'm really, really pleased to see what's going on in our department. There are some legacies that we're trying to correct and some legacies that we are working hard to get moved and solved. But I'm going to start out with a couple of statistics here. 59% of rental licenses have been issued with only 8% pending and 33 delinquents. At the beginning of April, we had almost 50/50. We had 50% delinquents. So we were able to reduce that delinquency by 15% in just 30 days. And we're going to be continuing on that. Processes have been put in place in that department to help speed it up and to make it simpler. 76 rental inspections were completed. That is down a little bit. The focus was not on getting the rental done, but to actually find out which properties had not had rental inspections for long periods of time. We have found that there were 8% of the licenses that were issued without inspections. So there were potentially unsafe buildings out there that needed to correct. That counts to 143 properties. Those will be our focus going on into May and June, and we want to see that 143 to be zero very quickly. 36% of business privilege licenses were issued. This is a huge increase over what we've done before. We're still in the three-month grace period on that one, and we're far ahead of where we were last year and the year before. The big news, and this may not seem like it, but 141 code enforcement cases were solved. I know I had-- I was expecting that one. Let me finish just one second here. I do want to say that we have taken 45 older cases and solved them with that, not just getting new cases, but we started targeting and putting in systems to go back and find those individuals that are skirting the system and not paying attention to what needs to be done. There's been an emphasis on making sure that we have follow-through set up so that we don't have an issue. Do you want to do it now or do we wait to the end?

Ms. Al Amin asked if it was 141 code citations? Mr. Flook replied yes. Ms. Al Amin asked how many were state citations. Mr. Flook replied one, was a state citation. Ms. Al Amin stated and so the other 140 were instant tickets. Mr. Flook replied they were instant tickets yes. Ms. Al Amin said okay, And so my question for you is, why are we using instant tickets instead of state citations? Because the state citation has a process from A to Z where the instant ticket does not. Mr. Flook explained the instant ticket actually does have a follow-through A to Z. No one can-- The instant ticket does have a follow-through A to Z, and it is actually part of the state citation system. Unfortunately, no one has been doing that. What I have instituted right now is that we start with the instant tickets, but not at the warnings. We're starting at the second ticket. Unless it isn't a situation where, to give you an example, an elderly lady, her grass is 10 feet tall-- or not 10 feet tall. It's 10 inches tall, but she can only get someone in once a month. We will institute a warning there because I'm not going to make a 96-year-old person go out and cut grass immediately. If that's the case, I'll go out and cut it. But here's the difference is that we have started-- and I know which one you're talking about. The citations start with the initial citation, and then part of what the SmartGov program was supposed to do was to move us from the first one to the second one to the third one, and then to the state citation. And here's the issue. We have to go through the instant tickets first before the state citation because we have to show the judge, and this is strictly from a conversation with them, that we have given them time to correct the issue. The maximum time is 30 days. And at that point, state citation is issued. And that's what we have been doing. The first citation goes to 10 days. If it goes past 10 days, another citation is written immediately. And if it goes past 10 more days, another citation is written

immediately. And that will ensure that we have 30 days, and they will go to the judge on those recalcitrant, the people that won't listen to the citations report. Then we will win that citation. The idea isn't just to get citations out there and to get more people to the system, but the idea is to win those state citations so that we don't have to be playing with these people year after year after year. Because at the point with the state citation is \$500 fine, plus, if they don't get it done within five days, every day after that is another \$500. So the idea is to get them through the system and win that state citation. And the idea behind that is that it will prevent that larger cost to help prevent us from having to deal with people that have been playing the system. Ms. Al Amin said okay. Well, first of all, I wasn't talking about any particular—Mr. Flook said okay, I'm sorry. Ms. Al Amin said I sign non-agenda items, and as a resident, I will talk about that particular place that you're talking about. When I say that the instant tickets don't go from me to [save?], it's because, say, you give me a ticket, first one's \$25, I have five days to fix the issue, 10 days to pay the ticket. If I don't fix the issue within five days, and this is per hour [crosstalk] given to me by the city, and you'll understand my frustration when I talk during [crosstalk]. Mr. Flook said I do understand that actually. Ms. Al Amin stated the second one, if the problem isn't fixed, like if you write immediate, then it's immediate. If you don't write immediate, they have five days to fix the problem. If the problem isn't fixed within five days, they have 10 days to pay the ticket. But if the problem isn't fixed within the five days that's allotted, you can then write the second ticket for \$50, and they have 20 days incorporated to pay that bond. If that issue isn't fixed within the five days, a third ticket for \$75 can be issued and to be paid within 20 days, but before the citation. If after 28 days, failure to respond for the payment, then it goes to a state citation. And the maximum amount, and for grass and weeds, it's \$1,000, is put on that citation and/or up to five days incarceration at the county prison. The reason I said that the instant ticket isn't from A to Z is because say you cite me and you say my grass is 11 inches, but I measure my grass, and it's 7 inches, so I want to appeal the instant ticket, there's no process to do that because we don't have an appeal there. Mr. Flook replied we haven't actually worked on it correctly yet.

Ms. Al Amin said okay. Well, we had the people three years ago, and it wasn't put in place. And I believe that you're going to get it put in place. And I get that. But my frustration comes with many reasons. Somehow, because you went and visited the judge, I didn't [inaudible]. And so you don't have to do the instant ticket to do a state citation. Mr. Flook explained the issue with it is this, the judge specifically told me I needed at least 20 to 30 days for them to correct the issue. If I do not show that I have a process in place that will guarantee them 20 to 30 days to get the issue done, then he's going to go against us. Ms. Al Amin asked for repeat offenders? Mr. Flook replied for repeat offenders, for any individual, because you have to show-- [crosstalk]. You have to show a process. But here's the issue. We've taken that ticket system, and we have moved it through so that we end up with exactly 30 days. At that point, we can do the state citation. Right now, on my desk, because for my first month here, I have 12 state citations waiting for me to fill out. I unfortunately was not in today because I had some personal issues. I just drove four hours to get back there so that I could be here for this question.

Ms. Al Amin said in 2022 and 2023, there was a total of 47 state citations. I got that number from next door. None of those follow this process that you're talking about. The bulk of these citations, either the person that was cited pled guilty or the judge found them guilty. And that was without following this. So I'm going to follow up with him tomorrow. Mr. Flook said

Please, do because he told me specifically he has to show-- Ms. Al Amin said then, he said there were some that were withdrawn. And he said the explanation he gave for that was that-- and not you because like you said, you've only been here for a month. The codes enforcer that wrote the citation did not show up to the hearing. So he had no choice except to dismiss-- I'm sorry, not withdraw. There were some that were withdrawn and he said those were because-- the dismissed ones was because the code enforcer did not show up that wrote the citation. So he had no option except to dismiss it. The bulk of them were guilty. I've heard in the past, state citations aren't done because he throws them out. That's not true. There were a few that turned into warrant because the individual that got the citation didn't show the court. Now, and I was going to call you tomorrow to make an appointment to meet with you to find out how that warrant process happens. But I'm going to meet with the judge tomorrow because in 2022 and 2023 there was a total of 47. None of that-- Mr. Flook said when I came here, there were 340 citations written. None of them had been solved. I've been here for 30 days and I have 141 down. And not just the way they've paid it, but where the issue has been corrected. There are still a large number that we have out and that we are following up on. I put into position processes to move people through the system so that we track everything to a point where Roberta can actually get on and find out exactly what has been done, see the citations, see what's been written up, and where we are in the process. So that way if there is an issue that the council needs information on or that James needs information on or the police chief needs information on, they don't have to ask. They can just call anybody in the police department and Roberta can be able to have all the information. But as I said, I've only been here a month so I have not written any state citations. I have, as I said, while sitting waiting for them because I was giving them that time. So I'm going off of what I was talking to the judge. If he says something different to you, then fine. I'll talk to him again and find out more about it.

But to finish this up, there's a couple of other things I do want to point out. I don't want to take too much time. As I said, we have dropped our license delinquencies by 15% and also institute things to where the individuals in the code department are actually talking to each other. The person who handles the licenses, the person who handles the inspections, they're actually communicating with each other and that's how we found the 143 that are missing. And we've already corrected some of those and as I said, continue to do that so that we can make sure the rental properties are as safe as possible. The big thing I did want to also introduce is that we are moving forward in actually using the smart gov system the way it was supposed to be done. We have instituted the online portal for citizens so that they can actually do stuff online. They can submit complaints. If they see garbage, if they see tall grass, they see somebody doing something wrong, someone putting up a shed that they shouldn't have put up, somebody put up a tree house, anything that would need to be-- that might be against the code, they can submit that anonymously or they can submit it where they actually get a response back to it. And the great thing about them is that every time we make an update as to what's happening with it, they can see how that is going. So it's going to allow citizens to be more free to work with the codes department to try to improve some of the situations we have. A couple of big victories that we had is that we had a fence issue along the creek on Valley Road, and that is being addressed. If you've gone down Valley Street, you'll see that there is a locks down. They took out portions of the fence and have started to rebuild the sidewall so that it's safer that we don't have small kids falling into the creek or some issues with that. We've also had five situations where we have had sewage, raw sewage getting into other people's basements. And we have been working with PA-

American to correct those. We now have at least cleaned up five. I still have three more. But we are instituting things that's still done with me. By all means, if you have questions, please ask for verbage. I'll get you any information you need. And I'm always available for questions.

Ms. Scamuffa asked with the rental licenses that have been issued, have they been issued not just by paying the fees, but also by passing? Mr. Flook explained they have to have a passing inspection before [crosstalk] Ms. Scamuffa asked and their biannual inspection? Mr. Flook replied yes, they have to have a passed biannual inspection. They have to be up to date. If they have a lot of-- Ms. Scamuffa asked okay, and so that's how this 59%--? Mr. Flook explained those people are good. They're still working on the 38%. And that little 8% there just doesn't seem to want to do any inspections. Those are our favorite people right now. But yeah, the ones that are 58% are the ones that have completed their inspections. They have everything up to date, and they've issued the license. There will be a couple of announcements coming up in the next month. I don't want to say anything about it right now because we're not completely testing phase, but we will be improving the smart system, which will help to prevent us from ever having missed inspections. So we'll know who has had inspections, who passed inspections as soon as they turn in their license. That'll be coming up in the next couple of months. I want to make sure that it's working correctly before I get hopes up with that. Any other questions? Ms. Scamuffa thanked Mr. Flook.

Ms. Cosentino announced I'm going to point people to the website again, just alluding to what you were talking about. So this is the change on the website that is new. So if you go to our website, upper right-hand corner, there's Report A Concern. And this is where you can actually fill out your concern. And eventually, when you get to the end, this will go directly to our codes department. So this is new for us. We're going to be trying it out, and hopefully, this will make things a little bit easier for everyone to issue a complaint, to tell the city that there's a concern, and we can kind of have a systematic way of looking at them and tracking them. I will also say that there's a lot of discussion about instant tickets and state citations. Aaron, I don't know if you know off the top of your head, but I know the goal of the code department is to resolve issues and not just to bring them to court. Do you have any sense of maybe a percentage of cases that have been opened that have been resolved without going to-- Mr. Flook replied we have over 50-- Over 50% of the instant tickets have been-- I don't have a specific number. I know only 45 of them have been legacies, ones that have taken more than 30 days. This is the first time ever that I've been told that this year, and in the previous years, that we actually created-- we solved more issues than we found. We were only down 5% from the number from last year-- or from last month. It went from 100 to 80. I think it was 89 that we did. So we only had about 10 or 11 fewer cases, but we actually solved 141. So it's our biggest increase in solving issues. There are some that are just-- people that just don't care. But we also see [inaudible]. But we have been solving a lot more than we have this month. Now I got to keep that up in the next month, but we are solving more than we have actually gotten. We had 300 from the beginning here. I was able to get 141 [crosstalk].

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

President Lavender Norris announced we'll be going now to our citizen hearings on non-agenda items. And during that time, you will have three minutes to come to the podium to express yourself. I ask when you hear the time or buzz that you complete your sentence and take your seat. In order to

come to the podium, you must be either a resident, taxpayer, or property owner. And again, you have three minutes to express yourself. I will begin with Mr. Damaris Ray.

Damaris Ray

Good evening, everyone. I live on Woodland Avenue, which is right above Olive Street. And on the corner of Olive and Penrose is a fenced-in parking lot that previously was connected to and currently still is to be used by the old Jewish synagogue. That property is zoned for residential use only. For the past several months, the owner of that property has allowed someone to park cars to use it as a storage lot. Now, I would like to know how someone in the offices of zoning or wherever it goes can allow an illegal use of a residential property for commercial use. Not only is there cars parked there, he just put up a shed as if they're going to start selling cars out of there. Now, I have taken this to the zoning department, and I filled out the paperwork. "Oh, yeah, we'll do something about it." I actually talked to someone several months ago. Not you. Yeah, several months ago. He looked me dead in my eye and said, "Oh, I'll drive by there. Because I'm on my way to lunch, I'll drive by there and take a look at it, and I'll give you a call." I gave him my phone number and my address. I have yet to receive a call or a letter. Now, this cannot, should not, and I will not let this keep continually to happening because number one, again, Zoned for, residential use. Him using it as a storage lot is the same thing as someone using their house as a speakeasy. And that wouldn't be allowed. So this shouldn't be either. So I would hope that someone-- I lived in Ward Two, so whoever the city council member is in Ward Two, I would hope that they would take a look at this and get this resolved immediately. President Lavender Norris stated that is Ms. Turner-Green ward. Mr. Ray stated If you have some questions for me after this is over, I will be there. But again, you can drive by there. Yes, it is fenced in, and it is lost, fine. But the fact of the matter is I know there are rules and regulations that state that there has to be lights or something to keep it safe. What I don't want is, with the rash of people taking catalytic converters and stealing things out of cars where there are little kids that play and do all those things around there in a residential area, someone gets in there, they get to fighting, next thing you know, there are shots fired. And I don't want someone's little kid to get shot or someone else to get shot, and then everyone has an uproar, "Oh, how did this happen?" So I'm telling you right now, get it fixed.

Curry Mallott

Mr. Mallott wished everyone a good evening. I hope you all are doing well. Good evening, Mr. Logan. I'm not up here tonight to issue moral pleas about the ongoing genocide in Gaza. We've been doing that for about four months. Mr. Logan, I actually want to address my comments to you tonight. I think the council, myself, got a message, an email from you on April 18th, about a ceasefire resolution. And in that message, you said that the council reached a consensus, and further action would not be taken. Last council meeting, there was a lot of discussion amongst you all about the process of adding things to the agenda. Robert's rules was mentioned. I took some of my own time and looked at Robert's rules. It kind of seems like that the resolution should be added to the agenda. I just wanted to ask you when that resolution will be added to the agenda. I got a—Mr. Logan replied the decision is for City Council. Mr. Mallott asked so your response is that it's up to the city-- council to add things to the agenda. Well, thanks for your time. I really don't have anything else. I just wanted to ask you. When I was here, it seemed you're the one that puts the agenda together. It seems as though city council members can add whatever they want to add, and then there's public discussion to decide if it's going to be passed or not. And so that was my question. When is it going to be put on so that that public debate can happen? So thank you so much. Appreciate it.

Khadijah Al Amin

My name for the record is Khadijah Al Amin. I live at 1110 East Lincoln Highway in Coatesville. I have lived in that property and owned that property along with many others in Coatesville. I have lived and owned in this property for 28 years. My frustration is not with you, Sir. Please don't take it personally. I am here on behalf of myself and some of my neighbors. The house that's directly west, when you pass mine, since I've lived in my property, it has had eight owner occupants. I've never had issues with any until the owner that has it now. The owner that has it now bought the property in 2019. And of course, since then, they've done nothing. Your landscape is your business, but whatever you decide to do, you have to maintain. Flower beds are filled with weeds, too, sometimes up to my waist, last year, up to my shoulders. Shrubbery is not tended to. As I'm speaking right now, there are places in that yard where the grass is two and three foot high. The backyard looks like a jungle. And when I say jungle, I mean jungle. They also have a koi pond that they do not tend to. So it's sitting stagnant water, which causes disease. Now we'll get to the grass and the shrubbery issues. With those issues comes rodents. They have rats. They have mice. They have moles. They have, it's either called a vole or a mole. It's when a mouse and a mole mate. They have possum. Vole. Well, I just learned that when one of the neighbors showed me a picture of a dead one that they caught. Possums, groundhogs. In the height of COVID - and my grass gets cut once a week - I got bit by a tick, and I shared this with the city. For the rest of my life, I now have Lyme's disease at no fault of my own. My neighbor doesn't earn my money. My neighbor shouldn't be able to dictate how my money is spent. I now have to pay for somebody to cut my grass because I'm sure not cutting it. I have to pay for stuff to be put outside of the house, inside the house, basement. And the third floor can have poison, second and first cannot because I have a 15-and-a-half-year-old animal. They get the poison, they die. My neighbor across the alley who filled out a complaint for seven weeks, 31 mice between mice and voles, they noticed. I guess I'll address the rest in my closing comments. But anybody that wants to see the pictures, including you guys—I'll show you, everything until now.

John Sly

Mr. Sly wished everyone a good evening, members of council, members of the community. I just wanted to come and provide another report here for the City of Coatesville for advanced life support EMS from Westwood. So far, last month, April, we had 130 total calls in the city of Coatesville. 101 of those came from Westwood on Valley Road, 29 from our Wagontown division. 98 were medical incidents, 6 injured persons, 6 cardiac arrests, 6 overdoses, 5 fall victims, 4 vehicle accidents, 3 assaults, 1 fire, and 1 deceased upon arrival. The council should have received our year-end report package last month, which has all of our statistics and data, our financial audits, our reviews, our year-to-date profit and loss, and our balance sheets. So I want to make sure that if there were any questions of the council, that I had an opportunity to answer those for you. Other than that, I just wanted to do my usual stop-by and provide an update to the council. I won't stay too long, but I will have to acknowledge as well, Mr. Troutman. I'm probably the finance guy's nemesis because I walk in the room in the middle of the year with an unbudgeted expense. And I know that the council was the one that helped to facilitate making this happen for us, but I know that behind the scenes, Mr. Troutman was the one that was able to make it work. And I didn't get to spend as much time working with Richard as many of you have, but I think you're going to suffer a very tremendous loss here in the City of Coatesville without him because what he was able to pull off to get our service up and running here in the city, which helped benefit the residents, and his time that he spent with me to get an understanding of what we needed. He's way more than just a finance guy. He means a lot, and he means a lot for the City of Coatesville. So I just want to acknowledge him. I know that the rest of you spoke very highly of him as well, and it's well-deserved accolades that he did receive. So we appreciate that.

John Hashem

Good evening, everyone. My name is John Hashem. I've been a member of the Coatesville community for 30 years, property owner, business owner, and proud investor in the city of the last 10-plus years. This is the second time I've ever had a need to come to City Council. I commend you on the way council is actually run. Regardless of all the ruffraff noise that's gone over the years, I think this is run very well and is excellent, particularly compared to other municipalities that I had the misfortune of participating in. I'm here for a couple things. One is to request a review of an ordinance that the language I feel is ambiguous and needs to be addressed, and the other one is a procedural substance, due-process issue, which was touched on by Councilwoman. The ordinance I have in question is regarding fencing on corner properties. Oh, I'm sorry. Fencing on corner properties, I feel that it's not appropriate and it's vague. And I met Aaron, and unfortunately, we started on the wrong foot, but I think we're on the right foot now. The ordinance reads, basically, that you cannot have a fence that exceeds four feet between the sidewalk and the building for a corner lot. It doesn't identify a backyard, a front yard, a side yard. And we have a property. I guess I should mention I'm one of the founding members of Opportunity Knox Incorporated. We are a federally qualified Opportunity Zone fund. That's where our investment comes from, the City of Coatesville. We own a multitude of properties in the City of Coatesville. We're kind of quiet. We don't make a lot of noise. We don't make a lot of fanfare. We come in. First thing we do is we do the outside of our properties. We take care of the landscaping. We take care of the roof. We paint the outsides. And we make the property look beautiful from the outside, and then we work our way in. One of the properties that we've started to renovate is up at the top of Fifth and Oak. There was an ugly fence there that was falling apart. We proceeded to renovate the fence. There were questions raised. We did not think a permit was required because we were replacing an existing fence. And then Aaron said, you need a permit. And then they said, "Oh, and it can't be over four feet high." The fence has been there for probably a decade plus, and it's been at six feet, and we were replacing what was there. We felt there was no requirement. Now, Aaron issued us two instant tickets, one of which he said was a mistake. He came in immediately upon receiving the instant ticket and filed for an appeal. I requested the form. I filled the form, paid the \$50, and then I was told that the instant ticket, even though I had paid and received the stamped copy, was going to be withdrawn. I was going to receive a notice of violation requiring a \$900 fee to get in front of a Zoning Hearing Board, which is not the way this process goes. The process needs fixed-- Aaron needs the proper support and the proper things in place to allow the citizens to proceed properly when they have a dispute or a concern.

Nadia

Hello, everybody. I live on Merchant Street. So obviously, the reason why I'm here-- you see why I'm here. So my question is why they have been marked that you've been requesting to put the resolution of the men of cease fire on the agenda. So I just want to know what is the reason we have not put it in the agenda. I want to know what is the reason, why you're reluctant of putting it in the agenda. So this is one-- and I know you are only five people now. I would love if you could immediately vote because there was a commotion last time, so we are lost. We don't know who are we going to speak with? Is Linda the only one who does make a decision, which is not fair? Is there going to be any vote, so? And also, I wanted to say something like, "Maybe I'm going to seem emotional," but I don't care, honestly. So I want to know why the officials, the big people in power do not learn from history. I want to understand why they always side with the oppressor, why they always side with the wrong side in history. And then the irony and the likely hypocrisy, honestly, for like decades from the road, "Oh, they are celebrating Martin Luther King. They are celebrating the man Mandela." He was the terrorist. Now he's no longer the terrorist. So I want to understand what do you need to wake up? What do you need to make history and say, "You know what? This council

of that little City of Coatesville, they did the right thing. They stood for justice. They stood against injustice." None of you want to be the Rosa Park of this time. Why? Why you not want to be in the wrong side of history? This is something I don't understand. Because down the road, they are going to say, "Those people, they did not do the right thing." You are doing the wrong thing. We have a genocide going on, and we see it on livestream. So the last thing I'm going to say. I don't want to hear anybody of you blaming Hitler because he did the Holocaust because you are witnessing one and you're not saying anything. [crosstalk audience] Vote now. Vote now.

Steve Lamb

Mr. Lamb wished everyone a good evening. I actually have six complaint forms here because the last time I was in here, I was disrespected by my city council members. Took my complaint forms off the table and ripped them up by Carmen Green. Chief, you got one in here. The trespassing me from the property-- from the police station. You violated my civil rights. Mr. Logan, you got one in here because when Miss Green took my complaint forms off the table, I turned to you directly, and you didn't do anything. You didn't even say nothing to her. Took them back in, ripped them up. Miss Norris, you know you next because you threw my complaint forms on the floor. Unprofessional. I couldn't believe it. You did the same thing, Miss Hunt. Threw my complaint forms on the floor. Disrespectful. Yeah, roll your eyes. But I'm going to tell you, I'm putting my city on notice. Chief, you need to be fired. I wish I had been here when y'all gave that other tyrant, Thompson, a promotion. It was Ramadan. I didn't want to come in here and get myself upset during the month of Ramadan. But he disrespected me when I got locked up. Now, I don't even know if I got locked up because of him or not. But I know when I was trying to talk to an officer about what happened to me, he came out of nowhere. "If he don't give you any information, put him in handcuffs. Take him down the police station and lock him up, and I'll help you fill out the paperwork." Shame. Shame. Really a shame. This is what Thompson said. I don't fear nothing but God. The reason why I came in here the last time and I was giving everybody a complaint form was because Miss Lavender told me years ago when the police came, at me, that I should give everybody on city council a copy. I've got my own copies at home now. I wish Miss Green was here. I got locked up by my city. Miss Norris got me locked up. She did. This is not funny. And not only that, they got Miss Green's sister going to court against me like she was the one that called chief of police on me. I'll show it to anybody in here. It's on my phone, her calling the chief of police on me, getting me locked up. Taking care of over 20 senior citizens in this neighborhood that I can't take care of no more because of Carmen, Green, and Miss Norris. [crosstalk audience]

Mr. Jefferson explained--listen. Guys, guys, listen. We're getting to that point in the evening. I know everybody's worked a full day. It's 9:40 at night. Public comment is now over. There was a motion. There was a second. I need a little bit of decorum just so that we can get through this meeting. Everybody's had their opportunity uninterrupted. We just have to get through-- Mr. Lamb, no. Thank you. We can't have interruptions. I'm sorry. We're trying to run a meeting. We're trying to conduct business.

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

Special Events

There were no special events at this time.

Council Comments

Ms. Turner-Green stated it's been an evening. Thank you all for coming out tonight. I want to thank Joyce for coming through with the Friends Association, all they do. Also, I want to give a thank you to my colleagues, the city staff who works really hard at what they do. Thank you to Mr. [inaudible]. I know it's been the first 30 days. Don't run. And then to Mr. Charles, I'm mad at you, but I want to say just thank you so much. I'm new to council. It'll be about a year in August since I've been on council. And as I started, he sat with me personally to kind of get me up to speed and walk me through things to help me understand. And I asked a bunch of questions, and he was just there to answer and walked around my crazy schedule, and you're just much appreciated. And we will miss you and your dad jokes. But good luck moving forward. And you'll always have a special place with the city. Thank you, everyone, for coming out. It's been a spirited meeting. Get home safely.

Ms. Scamuffa thanked everybody, for coming out tonight and staying as long as you did, and muddling through here to the very end. Rich, I appreciate you. You know I'm going to miss you as evidenced earlier. I really appreciate all the staff and our residents. We have a long way to go as far as codes, violations, and cleaning up of the city. Mr. Flook, I know you're going to do a fine job, and it's going to take some time. But I want to say this to our residents and to any homeowner. We all know that the city's primarily landlord-owned these days. It is completely unfair to people that reside in the city to have their homes fall apart. I may look at it from an insurance agent's perspective. If an insurance company won't insure your home because of the condition it's in, then it should not pass any kind of inspections. Landlord, Mr. Hashem, as yourself, I've seen some of the properties that you've rehabbed. There's other superb landlords in this city. They run a business, and I think it's great. I have no problem with that as long as you give our residents a safe and sound place to live. It is unacceptable. It has gone by the wayside. And I have to say, as far as the fire department, there's been some codes issues that I have brought to the attention. And I would encourage a fireman-- based off of the condition of a roof that I have personally seen and have been trying to fight to get it corrected because the tenants have an issue with it as well. It's a disgrace. This is a landlord who actually works for a specific department in the county. It's shameful. If there was a fire in that house and a fireman fell through that roof, I personally would say and encourage them to sue the city because it should have been resolved years ago. It's inexcusable. So I'm going to just put all the landlords out there and say, "Fix up your properties. We're tired of looking at them; we're tired of--" and to the residents, you're not off the hook. Clean up your mess. The yards are disgusting. There's garbage. You drive down the street and you throw your trash out. I can't tell you how many times I've had people pull up outside of my house and out goes the garbage. They've got to have cameras because I can call them out on it when I see them do it. I always get told I'm going to have a physical altercation. Somebody's going to hurt me one day because I get a push for it. But I live here. We all live here. We all pay taxes here. We have to do better as a city. That being said, I thank you all for coming out and I just wanted to touch on a couple of things if we could follow up because I think they've gone by the wayside. We were looking at local delivery signs only for vehicles on the corner of Strode and Business Route 30 and the corners of Valley and West 5th to kind of keep people, the tractor trailers from coming down. Looking for follow-up on that and hopefully, in updates at some point to Regency and how things are going with their code situation. And there's some staff members who, I have to say, have recently, in the past couple of months, have had some family members that have passed away. And I want to express my condolences deeply that I never know. I never know. I just find out weeks later that something's going to go on only because I happen to get my council packet. To those staff members, I am deeply sorry for your losses. We as a city, we're going to do better. We're going to make this right. And I'm encouraged by Mr. Logan as long as everybody gets treated the same. No special preferential treatment for, "I know this person. They're friends with that person. They go to my church." Whatever the situation may be, let's just keep it uniform. And I have

to hold our residents accountable. That being said, thank you all again. Have a great night. I appreciate every one of you.

Mrs. Hunt wished everyone a good evening. I too want to thank all of you for coming tonight and staying with us. I want to address Mr. Troutman as well. Thank you for the years of service. Thank you for the balancing of our budget. Thank you for putting us in a position where we don't have to draw money out of our trust fund and a balanced budget, etc. And I know you've had a great team working with you. And so I just want to thank you and let you know that you will be missed. You will be sorely missed. But I do sincerely pray that where you're going, you will have as much success and even more. And again, I just say thank you. I want to thank all of our staff. You do a wonderful job. Our City Manager, our Assistant Manager, our Code-director, welcome to the City of Coatesville; welcome to council meetings. And I applaud you for the work that you have done in such a short period of time. And I just encourage you to continue to do what you do to make the city better and look forward to some major changes as they come from your office and the department here in the city. Again to my colleagues, it's always a pleasure to sit down and hash things out, talk things out. Council meetings aren't always easy. Things said to us, against us, about us, are not always easy, but I'm up for it. So let's just continue to hold our heads up, do what we do, and know that we're doing good things. And I know that we will continue to be successful in all that we do. So I just encourage everyone to have a good night. I'm going to see each of you as you return to your homes. And again, thank you for coming.

Ms. Al Amin wished everyone a good evening. Okay, a few things. I'm going to start with Mr. Troutman, and then I have something from a resident for two staff members. Mr. Troutman, thank you for everything you've done and for helping us to get to where we are now. They didn't tell you that we took a vote that we're not allowed to take, and your resignation is unaccepted. [crosstalk] Thank you, thank you, thank you for all that you've done. Next, I have a public thank you announcement from Mrs. Kora Wilson. She cannot drive at night, so she asked me to relay her message. She wants to thank two people in particular, and she wanted it to be done in public. Chief, she first wanted to thank you for allowing your officers to sometimes step out of the realm of their normal duties to do other things to help others. And the young man's mother wants to thank you too. You, Lieutenant Ollis, Kora gives such a heartfelt thank you and the young man's mother. As you know, she brought a young gentleman to you and I won't say names because he's a minor. And you went over and above to address the young man to take him into the police station to be kind enough to show him where he could act with some of the choices he was making in life. By the time he got home, he wrote a letter to the principal and his teacher. And in that letter, he said that you have forever changed his life, that he had no idea where his choices were taking and where the path would end up. And he is forever grateful, and so is his mother. And he wants you to know that going forward, he will not make any of those [inaudible]. So that is a message from Mrs. Kora. I think everybody in there knows her. But she asked me to, so I just wanted to make sure I did that. So thank you both again. And next, I'm going to finish addressing what I addressed as opposed. So it is a real displeasure when you can't live in your house and enjoy your house. And when I was talking about state citations and incident tickets, in 2022 and 2023, 47 state citations were issued, none of which started with an incident. And out of those, the bulk was either guilty because the person pleaded guilty or the judge found them guilty. Like I said, some were withdrawn, not you, but because the person that wrote the citation withdrew them. Some were dismissed because the person that wrote the citation didn't come to court, and some are currently out tomorrow, which at some point in time, I'm going to talk to the chief to find out how that process works because I was told that the non-traffic citations come down to your department, and you just spent 700. So for my neighbor, in 2019, zero

citations. No state, no incident. 2020, zero citations, no matter how many complaints I put in. See where my frustration started to come in? 2021, one state citation that resulted guilty; no instant tickets. 2022, zero citations, no matter how many times I complained. See why the [inaudible] guilty? 2023, three state citations, one in April and two in May, all of which ended in guilty. No state citations were before them. And I told you that I was going to communicate with the judge, and here is what the judge said. I asked him if he spoke to you and told you that if you didn't start with the instant ticket process, would he throw out the state? Mr. Flook stated that is not what I said. That's not what I said. Mrs. Hunt said I do not think that;s appropriate. Mr. Flook stated that is not what I said. Ms. Al Amin said so, Ms. Al Amin said so anyway, the money that I have to spend, the rodents, like I said, that I have to put up with, and I held up the complaints from the neighbors, it's inexcusable - I agree with you, Grant - for any resident in the city to live like that. That's why I went to the podium because it was personal for me and my neighbors. But you only get three minutes. Now, when it comes to the folks in the back, the PSL, I'm going to say this. You have been diligently coming here for four and a half months. You've asked for presentation time. You've asked for your resolutions to be put on the agenda, one of which our council member brought the-- a colleague brought the issue up. You haven't been afforded either opportunity, so you've been coming up and addressing things on non-agenda items. Mr. Jefferson, I have a question for you. For that resolution to be approved, denied, no further action, would it not take a public vote? Mr. Jefferson explained it's not my normal practice to give legal advice from the dais. But let me say this. All official actions, as you know, are covered by the Sunshine Act, and they have to occur in public. So I don't want to go any further because [crosstalk]. Ms. Al Amin replied no. That's fine, so [Crosstalk Public]-Vote--- Ms. Al Amin said Calm down. That's not the way it works. I'm going to say that at the next meeting, the resolution be put on the agenda. We can't just vote without it being on the agenda, so I'm going to make a request at the next council meeting that the resolutions be put on the agenda. So whatever council's will is, yes, no-- --it will then be answered. And then I need to ask you another question. The same way the council's a body, Mr. Jefferson, so is the House, the Senate, and the Congress, right? So if council did make a decision to not do anything with this, as individual-elected officials, just like the House is a body, but some of the House-elected officials, as individual-elected officials, they have signed a ceasefire, but not the House as a whole body. And I know sometimes as a council member I will endorse a candidate, not as the whole body, as an independent-elected official. But I use my name, Councilwoman Al Amin. So once a public vote is taken, the council decided that it's not our place to even address. Could individual members, if they chose to sign on the ceasefire as an elected official, not as a body, as an individual could they do that? Mr. Jefferson replied yes. I'm assuming you're-- and let me just make sure I'm understanding it correctly. You as just an individual citizen signing anything? Ms. Al Amin replied no. Me as an individual-elected official, but not a body as a whole. Just like Chris Pielli did as an elected official, but not the House as a whole. Just like Katie Muth did as an elected senator, but not the body as a whole on the floor in Harrisburg or Washington. Can council members do that? Mr. Jefferson replied yes. Ms. Al Amin replied okay. Thank you. And thank you, everybody, for coming out. Richard, thank you for our lovely gifts. And I really do wish you the best in your new endeavors. And please make sure you come back and visit us. And I'm sorry, pronounce your name for me again. Mr. Flook, welcome to Coatesville. I hope that you can make the changes that are needed. And please, please, please understand none of my frustration is directed to you. Mr. Flook stated I don't take it personally. [crosstalk] Ms. Al Amin said but I have a lot of questions. Thank you all for coming and have a great night.

President Lavender Norris stated it has been a wonderful night. Very spirited and I'm grateful to be here. And I'm even more grateful that you all are here. Whether you agree with the way council moves or not, you have the right to be here and say so. Thank you for coming in to say so. However,

there is a proper manner in which business is conducted in the meeting. And as long as we as council members sit up here and respect you as citizens, I don't feel like it's asking too much for citizens to respect us as counsel. Member of public stated you took an illegal vote to not put the cease-fire resolution on the agenda. President Lavender Norris stated excuse me, it's my time to speak. [Crosstalk member of public]. President Lavender Norris stated I listened, whoever-your-name-is. Mr. Jefferson stated listen, you're being disruptive. If you continue to disrupt, we're going to ask you to leave. And if that doesn't work, we're going to escort you to leave, okay, sir? We're at the end. Let's just get through this. President Lavender Norris said as I was saying, we're all residents of this city. And every decision we make doesn't just affect those of you on that side of the table. It affects us too. So when we make our decisions, it is not with a personal agenda. It's for the good of the city, not the individual. When we want to move forward and get the city in the position that I truly believe we deserve to be in, it's never easy, and it'll never please everyone. But at some point, we have to be adult enough to agree, to disagree, and move forward. I personally sit here and listen to the accusations and I will actually say, nonsense that comes across that podium. [crosstalk of public] Goodnight, and God bless you. Shut that door, please. Thank you. As I was saying, we all have to live here and we all have to be adults. I don't understand the hurling accusations and whispering and murmuring and complaining when you have the opportunity to prove you're right. Do right. That's all it takes. Just do right. You want to tell me and everybody else in the room that you're here and you have concerns about the city. Prove it. That's all. That's my agenda. I'm just here to prove I care and do what I can. By the grace of God, I believe I've at least begun to show it. So with all the other stuff, y'all have a blessed night. Rich, you know I love you. You already know. And July 6th, fish or-- yeah, fish sandwiches. So Rich will be back July 6th, y'all. Thank you all so much for coming out. God bless you all. And I just want to say this too shall pass.

Adjournment

Ms. Al Amin made a motion to adjourn the meeting; Ms. Scamuffa seconded the motion. Motion passed 5-0.