



City of Coatesville
Regular Meeting – 1 City Hall Place, Coatesville, PA
Council Chambers
Monday, January 27, 2025

Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, Councilwoman Charrisse Allen, Councilwoman Tiniera Turner-Green, Councilwoman Villa Hunt
Council Absent: Councilwoman Fran Scamuffa
Staff Present: James Logan, City Manager; Roberta Cosentino, Assistant City Manager; Chief Jack Laufer, Police Department; Jessica Arthur, Finance Manager; Robert Jefferson, Solicitor; and Ruthann Mowday, Recording Secretary

President Lavender Norris announced an Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

President Lavender Norris announced Councilwoman Fran Scamuffa would not be in attendance this evening.

Approved Minutes

Vice President Green motioned to approve the January 13, 2025 Organizational Meeting Minutes, January 13, 2025 Regular Meeting Minutes and the January 21, 2025 Special Meeting Minutes; Ms. Al Amin seconded the motion. Motion passed 6-0.

Approval of Accounts Payables

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

Presentations

1. Swear in Fire Chief Peter Huf

The Honorable Judge Gregory Hines swore in Pater Huf as Fire Chief while his sons held the Bible.

Chief Huf stated first of all, I'd just like to say thank you to our city manager, James Logan, and all the administration. City council. Thank you for putting your trust in me. I look forward to working with everybody. It's been a very warm welcome the past over a week with my onboarding orientation, whatever you want to call it. It's been very interesting. To all the firefighters that will be working together, it's a great group of men and women, and I look forward to working with everybody. To the citizens of Coatesville, you have my word that we will do everything we can to protect and serve all of the citizens here. Thank you very much.

Discussion Items

1. Roberts Rules of Order

Mr. Jefferson explained he was able to speak with Mr. Logan prior to the meeting, and I understand that was a prior council meeting, it came about for the public participation and the rules that apply to it. Public participation is governed by the Sunshine Act, specifically

Section 710.1. In the past, I have provided prior versions of resolutions that address the rules regarding public comments. Those are prior city council compositions adopted when they were in charge. I also provided, I believe, one that wasn't signed, but I don't know if it was adopted or not. So I provided those as sort of samples or guidelines or sort of ideas for if you wanted to put words to paper, this is what prior city council competitions have done. Nearly every other municipality that I'm working with or has the public comment participation component, they all have separate and distinct rules. There're some common elements to all of them. But generally, there's some common elements, but you do have some flexibility in terms of what you wish to adopt. And I am happy to provide more samples. I know there's one from Montgomery County that's pretty well. Chester County did one as well. So there are a number of municipalities that have done it. And like I said, I can work with staff and come up with something and see if that's what you guys want and not. But it really is and I don't want to say, you have some freedom in terms of what you want.

President Lavender Norris asked if there were any questions? Vice President Green stated her only question was regarding the yielding of time. Is that an optional thing, or do they have the right to deal with it? Mr. Jefferson explained there's nothing that I have found that specifically permits it. I haven't come across anything that specifically says you may yield your time in the public comment or just your public comment. Vice President Green stated if we're saying that we don't want that, then we need to have that enforced. Mr. Jefferson explained it is stronger composition if you have it in writing about what you want and what you do not want. That is correct. Yes. Ms. Al Amin asked and so the current ordinance says three to five minutes, right? Mr. Jefferson explained there are multiple versions of the resolution regarding public comment. I don't have the most recent version in front of me, but I believe--

Vice President Green explained the current one doesn't say three to five minutes. It says three. But in the book, the book says that you can give anywhere between three and five minutes. We opted for the three. [crosstalk]-- Ms. Allen said well, this handout that's in our packet, it says speakers may not give their time to other people. So that's the same as yielding the time. Vice President Green said that's what we were talking about. [crosstalk]—Ms. Allen said but that was the opposite of what he just said. He said that you couldn't. Mr. Jefferson stated No. Ms. Allen apologized. I misheard you. Mr. Jefferson explained I haven't found anything that specifically says you got it. But I'm saying if you want anything specific, put it down in writing, vote on it, and then that will be the rule that governs. Mrs. Hunt said yes, I think we should do that. Maybe we should get something specific so that it's clear for us to table it and [inaudible]. Ms. Allen asked would this also-- can we have a look at the other point? Well, this is that we have [inaudible]. Vice President Green said well, if we adopt [crosstalk]-- Ms. Allen said but can we look at-- because I don't have-- I would like to look over the old ones before we make a new one, so we're not redundant or changing things that we already have. Let's go over those first. Mr. Jefferson replied yes. Absolutely. We can provide those. And we can also provide other samples from other municipalities so you can get ideas of what's in the zone of okay. And then we can compile a list of what you think is good. And then ultimately, everybody on council will vote on it. So yes. Ms. Allen said Okay. And by looking at other municipalities, we can kind of get a view of what others do in cases that we had to prepare. All right. Mr. Jefferson replied correct. Ms. Allen thanked Mr.

Jefferson. Mr. Jefferson stated he would provide that to Mr. Logan and Roberta, and we can discuss this again. Sorry. And we can get back to you. [crosstalk]

Vice President Green stated we adopted what the Roberts Rules of Order-- that we were [crosstalk]--Mrs. Hunt stated if we adopted our Roberts Rules of Order then we should be following that. But it also gives us consideration to set our own rules and the standards. But I'm curious as to the fact that it specifically states that speakers may not give their time to other people. So if that's already a written in Roberts Rules of Order and that's what we're following, then that's already a given. We would just need to talk about the amount for timing. Am I correct with that?

Vice President Green said That's correct, I think. And we've had the situation [crosstalk]--people coming and wanting to give their time to other people. And there was this absolutely good clarity that was given, right, that that will just Roberts Rules of Order that you wouldn't do it. And also, those people weren't even residents. Ms. Allen said yeah, but what I'm saying is that is an issue that we're dealing with now. Mrs. Hunt asked what is the next step we take in order to get this ratified to the Roberts Rules of Order resolution? Ms. Allen asked how can we ensure that you're residents, though? Because that kind of came up in [inaudible]. And on Facebook, there's that one group saying that they were residents, but they were just renting the office space. When the other group said, "Hey, no, we're not residents, but we would like to speak," we had to, in turn, give them their chance to be fair because we allowed that one group to speak. So we need to find a way to make sure that only residents-- --and business owners. They weren't even business owners, they were just renters. Vice President Green said see, they interpret it that that's their business, so. They rent space. There's [inaudible]. Ms. Allen suggested we need to need to meet and, I guess, just clarify it with them. President Lavender Norris explained I don't know how we can ensure that whoever comes to the podium is a resident or a business owner. Because like they were saying they were residents, but they had a storefront. But we couldn't say they weren't because even the fact that they had a storefront was the business. So it would be hard. Vice President Green stated it's just like anybody can come up and just give an address. We don't know they're residents. Mrs. Hunt said we just have to take them at their word they're residents.

Mr. Jefferson clarified while that was going on, I looked into Robert's rules, and it's 4310, "Rights in regard to debate are not transferable. Unless the organization has a special rule on the subject, a member cannot yield any unexpired portion of his time." The member, in this case that they're referring to, is city council, not to the public commenters who are commenting, pursuant to the Sunshine Act. So this rule generally governs city council. Public comment is public comment, and that's governed by the Sunshine Act. And you'll see when I give Mr. Logan and Ms. Cosentino the samples. Like I said, there's common elements to all of the resolutions, but they're generally different. But you'll see it, and we can talk about it. Mrs. Hunt said thanks. Thanks for that. Mr. Jefferson replied you're welcome. President Lavender Norris stated and just tailor it to what [crosstalk].

2. Introduction of New Ordinances

Mr. Miles wished everyone a good evening, council, colleagues, visitors, and Coatesville community. My name is Vincent Miles Jr., and I am the community's public and government affairs Representative. I had the honor and privilege to draft a few legislations for our

codebook. I'm working on about 16 ordinances throughout the years 2025 and 2026. But I have before you 2 that we're going to discuss tonight. The first one being an ordinance amending Chapter 218, Vehicle and Traffic for the City of Coatesville, Chester County, Pennsylvania. And it is subsection 11. And that's the schedule of parking at all times on certain streets. So a little background on that specific ordinance. Lieutenant Ollis had brought to our attention that at West End, there is a street that's not within this specific area of our ordinance. And that can pose a lot of issues that will prohibit parking. And that street is Concord Street. It runs perpendicular to Strode and Church. And if you guys see before you on that sheet, it's saying Concord Street on both sides, north and south, from West 9th Avenue to West 7th Avenue, and then from Lime Street to South Church Street. There are some exceptions. I have to remember the specific street names, but off of Strode to Lime Street, there is a small alleyway that's next to residential housing. So that does apply or is exempt from this specific code. And then there's another that's behind the parking lot by the West End Fire Hall that will be the exception for that. But that's one of the ordinances that we want to discuss tonight. If there's any questions on that. Vice President Green asked did you put this together, Rob? Mr. Jefferson replied no, I did not. Vice President Green asked would you be able to take this and investigate it together to make sure that this is all accurate? Mr. Jefferson replied absolutely. I can work with Mr. Miles. Absolutely. [crosstalk]—I can send pictures to Council.

President Lavender Norris asked the alley you were speaking of, that's between the back of the firehouse and their parking lot? Mr. Miles replied yes. So, there's a gate blocking the alleyway to the parking lot. So that's the specific area that would be exempt from this specific code. Any more questions on that specific ordinance? All right. Moving along. This one is a lot bigger than the initial. And this is an ordinance of the City of Coatesville to address the impact of blighted properties within city limits, establishing measures to regulate, remediate, and revitalize affected areas to promote public health, safety, and economic growth. I'm only going to read off the first page that speaks on the purpose of the specific ordinance, and then we could ask and discuss questions from there. "So the City of Coatesville recognizes that blighted properties characterized by neglect, disrepair, and abandonment pose significant risk to public health and safety. It also diminishes property values and deter economic investment. The proliferation of vacant and deteriorated properties contributes to the increase in crime rates and undermines community well-being and places an undue burden on municipal resources. The city seeks to mitigate the negative effects of blight through proactive measures, including property maintenance, regulations, financial incentives, and community engagement."

And then moving down on to section one, which is the purpose, "The purpose of this ordinance is to address the critical issue of blighted properties within the city of Coatesville, emphasizing their detrimental impact on public health, safety, and the local economy. Such properties characterized by neglect and disrepair contribute to declining property values, increased crime rates, and strain municipal resources. Building upon the framework established in Chapter 164, which is nuisances, and Chapter 180, which is property maintenance, this ordinance seeks to mitigate blight through a structured approach that promotes rehabilitation and adaptive reuse, thereby fostering a sustainable and thriving community." You guys can continue to read on, but I would love to just discuss with you

guys in regards to this ordinance or policy regarding blight here in the City of Coatesville. Any questions?

President Lavender Norris stated with regard to the blight-- I know the RDA has some jurisdiction with regard to blighted properties. Would that just be the commercial, or? Mr. Miles replied no, that's both residential and commercial properties. So vacant premises that's listed. I believe that is Chapter 82, which speaks on vacant premises. It has the definitions of those lots and parcels. And it semi talks about blight in that area, but it doesn't necessarily define what blighted properties is. Vice President Green asked Mr. Jefferson, can you look up the blighted property ordinance that we have on the books and ensure that this is in compliance with it? Or maybe it needs to be specific because, for me, the penalties and stuff-- just check them out as far as the penalties regarding demolition and all of that kind of stuff. Mr. Jefferson explained Mr. Miles sent this to me. So we are working on this together. Because we do have ordinances in effect here, we do. And we've discussed that or-- -- [crosstalk] with a few comments, the property maintenance code, the vacancy code. So there are a couple of codes that already exist. So we're going to try to work on this. And we said this in the email exchange that we had. This is one of the larger ones. It's going to be more complicated and more involved. The one with the street parking is going to be less-- Mr. Miles said exactly. We can get that done really quickly. I think we're going to have to go back and forth a few times on this just to make sure that-- like you said, to cross-reference and make sure everything is right. So it's just an introduction so that you're aware this is coming down the pike, I believe, and maybe to get some feedback in terms of if there's anything else that you see and hear that you don't want or do want or anything else. I think that's the purpose of this discussion.

Mr. Miles replied yes. Yes. It's a pretty much thorough starting point for us to take action on these blighted properties that we see throughout the city. Ms. Allen asked would this concentrate on, let's say, our downtown area? Mr. Miles replied it would focus on-- Ms. Allen said I'm really concerned about that property in the middle of-- on 2nd and 3rd. Mr. Logan explained this will cover all blighted [crosstalk]. Vice President Green said all blighted. Ms. Allen stated I know. But we just concentrate on that one first before we go after any residential-- [crosstalk]-- Yes. Before we go after any residential properties. No, we're not targeting anything. I'm just asking that we are working on revitalizing our city throughout. And that blighted property has been there for a very long time. And that is something that I believe in as a city, if we can get that taken care of kind of first and foremost, it would bring more natural beauty to our downtown area. So with this being brought to the Council, I just want to know with this being done, can that be one of the properties that we start with? Mr. Logan explained we have already started creating a paper trail for the property in question, and we will continue to issue citations for that [defect?] property. This is a blanket ordinance to address all blighted areas in the city, whether they're residential or commercial. So we have to chip away at. There's a priority list and we'll open that priority list, and if the property in question is at the top of that list then, certainly, we'll focus on that. Ms. Allen said I just don't want us to look like we're letting some properties go, but we're going after the homeowners who really can't afford our [crosstalk]. I just want to make sure that-- Ms. Al Amin asked this is for any blighted property, right, whether it's commercial-- if there's a residential property that let's say had a fire and been burnt out and it's not boarded up, it's not secure, that's blighted, right? Mr. Miles replied absolutely. Ms. Al

Amin said okay. It's not like we're just going after residential or we're just going after a storefront. It's everything that's considered blighted throughout the city. It's an effort to get the landlords and the property owners-- Mr. Miles replied in compliance. Ms. Al Amin noted -in compliance with the properties that they currently own. -- Mr. Miles replied correct. Ms. Al Amin noted there's properties that have sat for years and years and years, and the landlord's done-- or the owner has done nothing, and they just sit from year to year to year to year.

Vice President Green explained I think that the redevelopment authority, this is part of their jurisdiction. And the Third-Class City Code which governs their jurisdiction on blighted property. So we need to make sure that we're looking at that with the Third Class City Code says regarding the RDA and the blighted properties and what we can do and how we govern that or how we take care of that. Just to make sure that we're not doing anything contrary to-- Ms. Al Amin asked but RDA is commercial only, right? Vice President Green explained well, if they have residential properties, it would be that too. It doesn't matter. The RDA can own the residential properties. We don't have any. Ms. Al Amin said okay. I didn't think we did. Vice President Green said we have one, I think [inaudible]. Mr. Miles explained so, Ms. Charrisse, when you talked about property owners, I did list in here on section eight. And this is up for discussion as well. Mind you, again, to be clear, this is just a draft. But one of the incentives that I have down listed on V is tax abatements and different funding source activity that can help with property owners in terms of revitalization of those areas and construction. So again, it's just a draft, but those are things that we could talk about in terms of incentivizing this specific ordinance. And yeah, also to the point, I did a little bit more research with the help of Ms. Dawn in our Codes department. She is compiling a list of all of the vacant properties throughout the city. And the last time I looked at the list, it was over 70 properties within the city. So not only is it downtown, but it's from bridge to bridge. It's from the entire 1.9 square miles of the city.

Ms. Al Amin asked if the property is vacant but they're maintaining it and they're paying the taxes and they pay the \$200 or 250 a year for the vacant property, as long as, I don't know-- I guess it's empty, but it would be considered usable, inhabitable, depending whether it's a commercial or a residential, then as long as they pay that vacant property fee, they'd be okay. It's the properties that are vacant, and you can look at them and say, "You can't do anything with this. Can't live in there. Can't put a store in there." Right? Mr. Miles stated let me go back into the specific ordinance because our codebook does speak on how we enforce those specific properties that you're speaking on. Mr. Jefferson, that may be a question you'll be able to answer for me. Mr. Jefferson explained vacant premises is already defined within the city's code, chapter 82. So there is a specific definition for what is a vacant premise pursuant to that chapter. There are other chapters that address other residential or commercial properties and their conditions. So I don't want to say anything off the cuff other than this is more of an introduction. We're trying to get some feedback. I think we can hear the question and then maybe do some more research, refine this, get this narrowed down a little bit more, then come back with a more detailed plan. Ms. Cosentino pointed out that on page two, you've drafted some definitions that might be helpful to look at and get feedback on for blighted property versus vacant property.

Mr. Miles thanked Council. Is there any more questions on blight? That's all I have for you. The next ordinance that I'll be speaking on will most likely be a convenience store ordinance. And that's still within the works. So I'm making my rounds throughout our administration, through our codes, our zoning officer with LTL, to make sure that we're dotting our Is and crossing our Ts with that. Ms. Allen asked what type of Ordinance for convenience store? Mr. Miles explained just a broad convenience store ordinance. Ms. Allen stated I mean, I have a concern about these convenience stores in some of our neighborhoods, in the poorer sections of the city. I didn't bring it up to council yet, but I would like to have something like we can only have one every per square mile or something. Because the advertisements, the things that they sell, they're not good for human consumption. And we don't want our kids being able to walk by every five feet, a corner store, a convenience store, or nicotine ads, and unhealthy foods and stuff. That's advertising to our youth. And our youth can go in there and buy nicotine, marijuana, whatever. Or the store owners treat our youth in a certain manner because they don't look like them. Yesterday a group of kids came in and they weren't destructive or they didn't steal something, but now you're going to treat all of them in that manner. So, I would like to bring it up to council because I just think that if we're looking forward to making our city better, we need to start doing that across the board. And if we want people to come into our city at 7th and Lincoln, 8th and Lincoln. I don't want a corner store there. Why can't it be a smoothie store, a comic book store, something that is going to enhance our youth and make them better people?

Vice President Green explained that's why we have Zoning. And so the ordinance, I mean, a lot has to go into that because that's why we have the Zoning. The area is zoned for specific things and specific locations. So whether we have an ordinance or not, if the area is not zoned for a convenience store, a convenience store can't be there. And the problem is, is that we have an issue going on and the company should've went to the Zoning Hearing Board to file for a variant. They should've looked into what they wanted to put there before they put it there. You know what I mean? The city has a set guidance for where things go and what things could be. And the problem with these stores, I don't know if any of you are experiencing, but from 6th Avenue-- I'm not even talking about the one downtown. From 6th Avenue, there's one, two, three, four, five-- six stores that have these gaming machines in them. I've been contacted so many times about people who are-- they're going through so many hardships because their family members are in these stores gambling and spending all their money and not paying their bills and they don't have food and they don't have rent because they done sat in these gambling stores all night long, they gambled away their money. These stores are charging our residents so much money for merchandise that it's just ridiculous. These stores are going to the grocery store and buying 12 packs of soda, three packs for \$12, and then selling the soda cans for 2-- it's a lot of stuff going on there that we need to have-- we have to take control there. Ms. Allen said yes, that's--

Vice President Green explained the problem is that they're sitting in these-- even Turkey Hill. Turkey Hill is a betting store down in [inaudible]. Ms. Al Amin asked do they? The gas station. [crosstalk]—Vice President Green said you got Turkey Hill. You got—Ms. Allen asked so how is that allowed. Vice President Green explained because Turkey Hill is a convenience store. They've already been established as a convenience store. USA Gas has the machines in there. The other store, the gentleman that came here that wanted to open up another one, his store there has four or five machines already in his store. Ms. Al Amin

explained what one of his stores does. And if you go in and look on the shelf-- so you know how the dollar store is now \$1.25? So if you go in-- just because somebody brought this to my attention, so I went and looked. And on certain lotions and certain shampoos, you pick it up and turn it around the back, it says \$1.25. But when it's sitting on the shelf, it's got a 3.99 price tag on it. They went to the dollar store and bought it. Vice President Green said they do that with a lot of their stuff. The problem is, is that we-- Ms. Allen asked my question is, how can we curb that? What can we do, the city council, to change that? Vice President Green explained nobody can afford it. We just covered that. You know what I mean? And we just went through and did a whole bunch of ordinances. We did a lot of stuff with the zoning. A lot of stuff with the ordinances. But the convenience stores, I mean, we can define the definition of it if we want to in the ordinance, but it's still governed by the zoning. And in that two or three-block radius, there's just too many. There's just really too many. Ms. Allen asked in the zoning board, is that what you mean? Ms. Al Amin replied no. President Lavender Norris stated we voted them in our--- [crosstalk] Mrs. Hunt asked so they are still in need of one more person? Vice President Green replied yes, they need one person.

Mrs. Hunt stated I just want to make a comment on the ordinances, especially with the blighted properties. Thank you for your hard work on it. And with some tweaking, I'm sure it's going to be very beneficial to us as we move forward. But it goes along with a proposal I was talking about with the council a little bit ago and looking into putting together a beautification committee. Because that can go along with the blighted properties as far as the appearance of the city. As you go down-- and I'm thinking between 7th and 8th Avenue, when the trash cans are just lying in front of their houses as opposed to once trash day is over, take them around back or whatever. It may be a hassle to bring it back out on trash day, but it makes the area look so much better. And then even in West End, as you're going up past Strode Avenue to Haiti during the summer, all those houses with those indoor sheets-- or not even curtains, they're sheets all on the porch. And it really makes the city look bad. So I would like to be a part of the beautification committee to try and see if we can at least get that started along with working on the blighted properties that cause major issues for the city. Mr. Miles said so again, I thank you for your interest in this matter. I look forward to working with you.

Citizens Hearings – Regular Action Items Only (3 Minutes)

President Lavender Norris stated okay, we're moving along to our citizens. Here's our regular action items. And Ms. Beckett, you signed this, but it isn't an action item. So you'll have to-- Ms. Beckett explained I actually don't know which one I was supposed to sign, so I signed both up. But I have a complaint. When I came in a week or so ago, I asked them if I could get on. They told me I couldn't get on. I couldn't sign up. I had to wait until I come, which I don't think is fair because I do pay my taxes. President Lavender Norris said I'm sorry, [crosstalk]. --this evening. So, you'll have your opportunity to-- --state your claim. You have to wait until we get to--number eight. Ms. Beckett asked okay. So how do I sign up in the meanwhile, going forward? How do I sign up so I can be on the agenda instead of waiting until the end of it? The action, whatever this is. The action it says in here. Can I sign up to get on that too so I [crosstalk], or I always have to wait until the end? President Lavender Norris explained Yes, that's the process. However, if you have an issue that needs to be heard by council and you want to be on the agenda, you have to contact Mr. Logan or Ms. Cosentino and communicate your issue with them in order to be on the agenda. And I think that the very first

one is only for action items. So that's on the-- we get to speak now for things that we're getting ready to move on. The second one is for comments that are not related to that.

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

Regular Action Items

1. Receive and consider a motion to reappoint Crystal Arnold to the Parks and Recreation Commission for the term 2025-2028; Ajené Livingston to the Parks and Recreation Commission for the term 2025-2028; and Clarence Norris to the Planning Commission for the term 2025-2029

Vice President Green motioned to reappoint Clarence Norris to the Planning Commission for the term 2025-2029; Mrs. Hunt seconded the motion. Motion passed 4-1-1. President Lavender Norris abstained and Ms. Allen was the dissenting vote.

My name is Clarence Norris. I am a Coatesville resident, and I do serve on the Planning Commission. I'm not getting any reward for this? Mrs. Hunt said your reward is your reappointment to keep doing what you do so well. Mr. Norris said okay. I do serve on the Planning Commission, and I actually been on the Planning Commission for four years. And I'm freeing up my time because my period is over, so I'm ready to free it up for another four years. And I joined the Planning Commission actually-- I was retired in 2018. Joined the Planning Commission in 2020. And it was just to pass time away. I just wanted to be on the board to know what was going on in Coatesville. So actually, I joined the Planning Commission. And the Planning Commission though, it's pretty good to sit on the board because you find out what businesses comes into town. Or who wants to put buildings up in town. So it's good. It's good to be there. Mrs. Hunt stated we appreciate your service.

2. Receive and consider a motion to approve the Civil Service Commission Police Department Eligibility List

Mrs. Hunt motioned to approve the Civil Service Commission Police Department Eligibility List; Vice President Green seconded the motion. Motion passed 6-0.

Chief Laufer thanked Madam President. We gave a civil service-compliant test for both part-time and full-time hires in the month of December. We conducted that examination, both written and oral, and came up with a list of four candidates, and they are ranked in the signed order from the Social Service Commission. And we ask Council to adopt that list. And then that will take us to 6.3 where we will consider conditional offers of employment.

3. Receive and consider a motion to approve conditional offers from the Police Officers Civil Service Eligibility List

Ms. Al Amin motioned to approve conditional offers to Kyle E. Youssi, Michael J. Repasky, Brandon J. McMillen and Gordon R. Eck, III from the Police Officers Civil Service Eligibility list; Vice President Green seconded the motion. Motion passed 6-0.

Chief Laufer recommended the four be considered-- all four be considered for hire, part-time and full-time. We currently have four vacancies for full-time officers and anywhere from six to eight vacancies for part-time officers. So we have two that are-- two part-time officers now

that are coming off of their field training officer program. And they have not completed it yet, but it is encouraging from their coaches and their field training officers that they're doing well. So those two would be considered for promotion to full-time at some point in the near future. And then with the conditional offers of employment to the four that are on the new list, we will begin their background process and see if we can get them through the hiring process. And then a determination would be made at that point in their field training program, whether they'd be considered for full-time or part-time hires. So tonight, we are just asking for authorization to make them conditional, and we will begin their background investigations, their med/psych, and make a recommendation at that point.

4. Receive and consider Resolution Designating Emergency Response Service
Vice President Green motioned to approve the Resolution designating Emergency Response Services; Ms. Al Amin seconded the motion. Motion passed 6-0.

Mr. Logan explained this is more of an update of the resolution that we passed back during the reorg. We, at that particular time, did not designate our fire chief because he wasn't on board and just put in city of Coatesville. So we will revise this to reflect the fire chief as well as the Westwood EMS, a provider for events and services.

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

Reports

1. Solicitor
Mr. Jefferson announced since council's last meeting-- sorry. I provided a more detailed attorney-client privilege to report to council since council's last meeting. I continue to work with the city and the Cleveland-Cliffs attorney to get closer to the closing on the three parcels located along Maple Avenue; reviewed a proposed blighted property ordinance and provided comments; communicated with the RDA solicitor and IDG developments attorney regarding the IDG or The Flats project; communicated and continued to communicate with Mr. Hatchett regarding litigation matters; provided an opinion regarding telephone participation at meetings; provided an opinion regarding the city's zoning hearing board; communicated with the Wilk law firm. They sent a letter to us, and it was not meant for us, so we directed them to the appropriate municipality; I provided an opinion regarding land development at 424 Oak Street; and just before I wrap up, I was able to go online and review the RDA's mission statement because we talked about blight and what their role or their function is. And it says, "The mission of the Coatesville Redevelopment Authority is to facilitate commercial, industrial, and residential development, promote economic development, home ownership, rehabilitation, and eradicate blight within the city of Coatesville per the mandates and authority of the PA urban redevelopment law." And I think that's the law that Ms. Green was referring to what they're tasked with addressing. So happy to review that and work with Mr. Miles and we'll get things moving. So that is my report unless there are any questions.
2. City Manager
Mr. Logan thanked Madame President. Just have a few items this evening. During our executive meeting, I provided updates and comments on the City of Coatesville's real estate matters and other matters to city council members. A couple of comments, one regarding the

economic development efforts. The city remains focused on our economic development initiatives and opportunities. Some of the investor interests that we've had over the course of 10 to 12 months has declined a little bit, but I do think that that was due to some shifts during the last quarter, as well as holiday projections. But we are already seeing renewed interest in a few of our parcels here in the city and available retail space in the downtown area, as well as on the east end. As Rob mentioned, we have been kind of tying the bow on the three Cleveland Cliffs parcels that they've donated to us. We have been presenting-- or we have been working to present documentation to land services that will complete the documents for the city. So we will have that property turned over to the city, that is for sure.

In addition to that, we are entering the grant season. Grant funding notifications. Some have been released. Others will be released next month for applications for FEMA, PEMA, CRP, CBDG grants. And these are grants that we have gone after for a number of years to assist us with a lot of our projects, whether they're capital projects or infrastructure projects or development projects. So we will continue to work with ECON partners and target areas. New grants will be our public works, our parking garage, our inlet projects, and our [inaudible] just to name a few. Further discussion with Delco-- just shifting to education and workforce matters. Our conversations with Delco have been very promising. Delco and the city of Coatesville, we are preparing to launch a trades program in the City of Coatesville. And as I said, we're working with a number of entities, including our local businesses, that have trade applications to their workforce. Delco will provide scholarships to eligible students and adult learners. This is a great opportunity for individuals seeking employment in the re-emerging trade space. Small business development training planning will be part of this initiative, and we feel that the city will restore the entrepreneurial spirit in the trades industry. They do carpentry, electrician, plumbing. There's a whole host of various training programs that Delco offers, and they'll be bringing those to the city. Let's see. They're looking to launch in the month of August. So we have some planning to do with them. And just as a note-- a lot of people may be familiar with the trades. I see Ricky Campbell out here. I see Dr. Miles out in the audience. These are industries that these gentlemen are familiar with. They even teach in this space. And just a little note, as of January 18th, this month, 2025, the average annual pay for trades job category in Pennsylvania is \$67,000 for the trades. And just in case you need a-- --if you need a calculator, that works out to approximately \$32.36 an hour. I think there's a lot of men and women in this community that can benefit from that type of wage. And we're excited to be partnering with Delco and some of our other community leaders here to bring that program to the city. That concludes my report.

Ms. Allen asked where will they be holding classes? Mr. Logan replied we haven't identified a site yet. We're working with a few companies here to see if they would serve as a classroom setting. We offered City Hall. We offered Greg Vietri. Greg Vietri has [inaudible] and said he would post it there. We have some vacant properties here if we bring them up to code. Mr. Campbell in the audience, he has properties that he can clear out. [laughter] We've talked about it, but. But we have a generous group of individuals like Mr. Campbell that are willing to provide space for this. Ms. Allen asked and with the cost, will Delaware County waive their non-sponsored district fee for our own residents? Mr. Logan replied I'm not familiar with that part. But again, this will be a regular college curriculum. So whatever the eligibility kind of factors are for that-- students will have to enroll just like they're going to class. They

will be eligible for credits. And this is for individuals also that may be shy of three credits or eight credits. They can move on, get an AA, and matriculate to a four-year institution or something different. So it's a foundation to start a feeder type of process, if you will, with some of the industries in our area, including Cleveland-Cliffs, JGM, Greg Vietri. So we think that this is a start. Ms. Allen stated okay. I just wanted to know because the cost of tuition there is rather high for non-sponsoring school districts. So I was just wondering if we went into partnership with them, would they be willing, if that's something you can ask them, to waive that non-sponsoring district fee, which is roughly, I think 2 to 3 hundred dollars extra per credit? So if you have a three-credit course, they charge \$315 per credit. You're already looking at 945 for one class. Add on the extra 2 to 3 hundred dollars for a non-sponsored district, we're looking at \$1,500 for one class. So that's why I asked. And that would be very important to our residents who need to go there or to get that piece of paper or something. That college credit. And on top of that, with students trying to get a student loan or a grant, it's just going to put them kind behind the eight ball once again because now you have to take out these student loans with the interest and all that. So just think about it. Mr. Logan replied no, they're good points, but we have been in discussion with Delco, and they will be providing scholarships as well, so. There's an eligibility kind of factor to that. They have about 15 or 20 scholarships that they can offer. And in a classroom size, this will be small. So we hope that if we can get 15 of our residents to enroll, then that would be what y'all paid for. Yeah. But I will ask them those questions.

3. Assistant City Manager

Ms. Cosentino thanked Madam President. To start off, I just want to say the city is proud of the diversity of its residents, property owners, and business owners, and we welcome any non-English speakers to contact the city as needed, either in person, on the phone, or via our website. We welcome any opportunity to communicate, answer questions, and resolve issues. [foreign] Solo quiero decir que la ciudad está orgullosa de la diversidad de sus residentes, propietarios y dueños de negocios, y damos la bienvenida a cualquier persona que no hable inglés a comunicarse con la ciudad según sea necesario, ya sea en persona, por teléfono o a través de nuestro sitio web. Damos la bienvenida a cualquier oportunidad para comunicarnos, responder preguntas y resolver problemas. I have just a few updates for you. We recently have been working with our engineers to address our MS4 compliance as well as with our public works department. So in the coming weeks and months, you'll see some things coming down the pike to ensure that we are compliant, that we're submitting our reports, that sort of thing. Recently, the Brandywine Flood Study partners issued notes on their year-long study. After an initial review of their findings-- they're indicating that they'll be looking for some municipal cooperation with their comprehensive plans, with ordinance reviews, and enforcement of their floodplain regulations, as well as addressing runoff issues, that kind of thing. So they haven't issued their complete report yet, but it does look like those are some of the notes that will be coming out from that report.

As you know, quality of housing remains a top priority for the city. And just briefly, the code department has been scheduling inspections consistently, and we do intend to meet our goal for the year, even though it's just January. Keeping residents safe and helping landlords keep their properties in excellent condition is a top priority. This month, you'll see towards the back of your packet that there's a report from the public works department. You can see some of the things the public works crew members have been working on, including snow and ice

removal from several storms, Christmas tree pickup, cold patching, trash and yard waste pickup. Per usual, they're always doing TV and tire pickups. This time of year, they're also taking a close look at their equipment, doing maintenance, straightening any street signs that are out. They also worked with the police department to remove street signs that weren't needed-- no truck signs that were not needed. They've been doing park cleanups and also clearing inlets. One of the things that recently came up is the bucket truck is having some transmission issues. So it is currently being worked on, and it's one of the reasons why our banners haven't been able to come down quite yet, but we'll be getting those soon.

Looking ahead, the police department will be issuing signs for handicapped permits soon. And the public works department sort of tag teams with the police department on that to either remove signs or install them. So that will be coming up. They'll also be looking at repairing any damaged meters throughout the city to get those replaced or fixed. And it's just also important to note that some of the ongoing larger projects that specifically our crew leader works on includes helping out with the Ash Park design project with our engineers and doing our inlet replacement project as well. Also, we're looking at some quotes for a replacement of our - help me out Jessica - 2007 dump truck. We're currently actively getting quotes to replace that dump truck, which is also one of our plows. It's a multifunctional truck. So we'll have updates for you on that as well. And that is my report.

Vice President Green asked if we have we been able to reduce the number of handicapped spaces on the Virginia Avenue area? Chief Laufer explained we have basically put a moratorium on issuing any new ones. And then if we get any, which are few and far between, any cancelations or non-renewals. But we have not really worked through an ordinance that would specifically address how many handicap spots per block that the city moving forward would try to use as their benchmark. Yeah. Mr. Logan stated I'll add that the ordinance that addresses that is another ordinance that you'll be seeing hopefully soon.

4. Finance Department

Mrs. Arthur wished everyone a good evening, council. In your packets tonight, you will find the circle square report for year-end. This is just a preliminary report as we are currently in the process of year-end. And we hope to have that wrapped off within the next couple of weeks. The biggest takeaway from this report is that we are making budget another year without raising taxes or borrowing to get there. A couple of points on the report. For the solid waste, we're going to see a deficit. This is intentional because the plan has been to use up the reserve so we can hold down the cost of trash pickup. For the Capital Reserve, this is a timing issue. In the first week of the year, we received a grant reimbursement, and they are expecting more reimbursements to come in very soon. Liquid fuels has a small surplus that we are going to let build so that another completed project can be done in the future. This is also the time of year that the finance department sends out the notices for those that didn't pay their solid waste fees last year. The letter was sent out on January 15th and it's really critical for people to come into the office during regular hours to avoid collection fees. It can get really costly for non-payers. For the people that came in last year, we estimated that it saved them thousands in collection fees. I would also like to say that if you can't pay it, then there are hardship plans available. We can get you in contact with the right people to make it work. Then your payments go against what you owe and not building additional fees. The big thing is to make contact with us to help balance. The closing date for the payments will be

Monday, March 3rd. The trash bills will go out February 1st. All that. The trash bills will go out February 1st. There are hardship plans for people who can't pay. They just need to contact us or come into the office and we can help them get in contact with the people that they need to contact and facilitate that contact for them to get a hardship plan. That is my report. Thank you.

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

The citizens hearings, you have three minutes. When you come to the podium, please give us your name and address. When you hear the buzzer, please complete your sentence and dismount the podium so the next person can come up.

Barbara Beckett

Hi, my name is Barbara Beckett. I'm in 502 Cedar Street. I came here a couple of months ago. I'm here to complain about the cars coming out the wrong way on Cedar and Grant. It's every day constantly [inaudible]. How long is they going to take for the railroad, do you know-- the train station, do you know? For where they're working? You know how the road is closed? Okay. But I go to the police station at least once every other week. I guess after I make my complaint, they probably throw it in the trash because they don't do anything. Last time I came here, police officers came one time. They sat up there, I heard they got 17 people. Every day you don't see a police. You know; you live up over the top of the hill. I get cussed out last week because I tell the guy he's coming down the wrong way, "You're coming down the wrong way." I get cussed out. You know that one's free. Couple of youse know me, so you know my mouth, right? I won't say what I said to them. But the point is, there's kids out there, they're coming and they're coming down the wrong way. They want to cuss people out that lives there and telling them they're going the wrong way. They know they're going the wrong way. They have the detour signs out there so it ain't like they don't. But it's just annoying. I'm retired now. I sit in my kitchen like a little old lady and I literally see 10, 15 cars come up there within an hour going down the wrong way. And it's really getting annoying. So I don't know what I can do, but I'm going to keep coming back. I might start knocking on doors to see if they're going to come with me because somebody's going to get hurt out there one day. And there's kids out there. Bus line. When they catch the bus and everything. It's just annoying. Yeah. And then they look at you like you're in the wrong, and you're not in the wrong. I've been up here for over 20 years, and I've never seen nothing like this. And it's very annoying. And I'm quite sure other people on the block probably call this stuff too. They might just ain't came here. But I called you. It's just annoying. I don't know what you can do. I don't know what I can do. But I'm eventually trying to do something if nothing is done. Probably a petition. Do it the right way. President Lavender Norris stated last time you came, I owned up to mine. Ms. Beckett replied yes, you did, Councilwoman. The problem is, is that in calling the cops, I guess by the time they're there, the car's [crosstalk]. But a police officer, they come up there-- I'm not saying they cannot because they got things to do too. But it's just that they could come once a week or whatever. They're going to get somebody. Come between 7:30 and 3 o'clock. They're going to get guaranteed. Because I'm sitting down there making my breakfast, and I see about 10 of them come through then within an hour. They do it like it's a breakfast thing. All right. But youse heard it. I'll be back. I'm going to keep coming back. But [crosstalk] worse than last time. Mrs. Hunt thanked Ms. Beckett. I'm glad that you are diligently working on that. And I know we did address that issue, I guess, the one time. But I think we need to be more active, more proactive, in securing that area better. Because we don't want a child to get hurt or a terrible accident happens where life is taken when it's something that we could possibly do before it happens. So I just want to ask Chief if you would [crosstalk]-- Chief Laufer explained Lieutenant Ollis has already

addressed it with Sergeant Ingemie tonight. I've already got a notice on my phone. It's going out to all the patrol officers to focus on that area. We had focused on it initially, and then the detours went away. And then they did reinstate the detour and the road close were several weeks ago. And I don't know whether it was six or eight weeks, was it, until completion? So in the meantime, we will definitely step up our patrols again. Ms. Beckett stated it is mainly between 7:00 and 3:00 because that road's closed [crosstalk]. Okay. And then hopefully, with the coming weeks, the detour will go away again, hopefully for good, and resolve the issue. It's well- signed with one way and then also with the detour sign. It's well-signed. Yeah. [crosstalk]-- President Lavender Norris explained you got to come down the hill. And you got to come all the way down. Then you got to go down Oak Street, Chester Avenue, all the way around the board. So rather than doing that, they're just zipping down the one-way. And they're not going slow when they come down because they don't want to get caught. So they're kind of flying down there.

John Sly

Mr. Sly wished everyone a good evening, Madam President, council members, members of the community here. I just wanted to give an EMS report for December and a preliminary year-end report. Good news. In December, we were actually down. We only had 109 total calls in the city. 85 of those from our Western Divisional Valley, Route 24 from Wagontown. 82 medical incidents, 9 fall victims, 6 assaults, 3 injured persons, 3 vehicle accidents, 3 overdoses, 2 fires, and 1 cardiac arrest. Preliminarily, we end the year with 1,631 calls in the City of Coatesville. In total, we had 7,361 calls, so approximately 22% of our calls were in the city. As I was just getting ready to get up here, we just had another one here in the 200 block in West End. But I obviously wouldn't be able to do this without the support of the council and everything you've done for us, so we appreciate that. We'll have a full annual report here in the next month or two, which will have our detailed call breakdowns as well as our financial reports as well. A couple of quick things just to report on, violence against first responders has kind of been a real thing here in our area. I just want to take a moment to acknowledge Chief Laufer and Lieutenant Ollis and members of your department who have gone above and beyond to help our crews here recently with some items that you really didn't need to address. But I just want to let you know how much we appreciate that. The police department really stepped up to help us out. Amongst all the other nonsense that I get involved in, I've now been elected as the president of the Chester County Fire Chiefs Association for the next two years. So we want to welcome Chief Huf and congratulate him and congratulate the city on your appointment of the new fire chief. So that's pretty much all I had tonight. I know they're having a reception for Chief Huf, and I'm going to try to slide out here and skip the council comments if that's possible. Real quick, too, I'll take my fire chief hat off for Ms. Allen. The gambling machines in the stores and things. The city of Philadelphia recently introduced an ordinance that banned them in establishments that do not have a liquor license or are not nonprofits. So if you have a bar, that's fine. If you have a VFW or American Legion or something that's raising money, that's fine. But I see them, too, that they're more like casinos and gas stations, really, so that would be a great way to clean up the city. So thank you very much. Appreciate it. Mr. Sly replied we do. We already have a liquor license. Ms. Allen replied I know. I just asked. Mr. Sly stated I only have 2 not 12. Mrs. Hunt asked when Mr. Sly comes to our meetings, can we put him up for the presentations rather than have him sitting through the whole meeting each time? Council agreed to have Mr. Sly on as a presentation when informing Council.

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

Special Events

President Lavender Norris announced there is a reenactment of the Selma March, Saturday, beginning at Gateway Park. Assembly at 8:30, step out at 9:00. Ms. Allen asked if we were having the MLK breakfast again this year, Mr. Logan? The book reading things? [crosstalk] Mr. Logan replied that is in February, the second Saturday.

Council Comments

Ms. Turner-Green stated I won't have much to say but well, excuse me earlier for yawning into the microphone. The timing of that was unfortunate. It's been a long week and it's only Monday. All right. You guys get home safely. Have a good night.

Mrs. Hunt wished everyone a good evening. We thank all of you for coming and hanging out with us tonight. Thank you again, Mr. Miles, for such an awesome report. To all of our staff, as always, thank you for the hard work you do and the great job that you put out from the hard work. We're really grateful for that. And to all of our residents that have come to be with us, we say thank you. To our finance director and all of our staff as a whole. I want to encourage folks again to participate in the reenactment on Saturday. We did it last year and it was an awesome experience. Unfortunately, I might get there towards the end, but I have to work Saturday, so. But it is an awesome display of unity and what we should be about. So I want to congratulate you, Linda and your team for spearheading such a great event for our city. I'm looking forward to good things in 2025, moving forward. We have a lot of possibilities and a lot of hope for our city. So I just continue to actually be encouraged. And even when it seems like it's dull and it's not, it always leaves a brighter side because behind every dark cloud, there's a storm. And after each rainstorm is a bright new start. So just be encouraged. God bless you all and have a good night.

Ms. Allen thanked everyone for coming out. Have a safe drive home. Good night.

Ms. Al Amin thanked everybody for coming out and new year, new projects. Look forward to a lot of new things happening in Coatesville in the coming year to continue to move the city forward. Thank you to all of my colleagues for all your hard work, even though we don't always get along. That's okay, too, because we all have different opinions. And thank you, all of you guys for all your hard work. And thank you to the staff. And everybody have a good night, and get home safe.

Vice President Green said I echo my colleagues and just appreciation of everything. I think you did an awesome job. Blight of properties is something that we've been needing to be addressed for quite some time. We just need to be honest and just make this work because the city is moving. Coatesville is rising, and we do not need all this, especially in our downtown. So thank you so much for your work and your effort. And I'm sure that you and Rob can put together something very, very, very quickly. Chief, did you have the opportunity to speak with Caln Township? Chief Laufer replied yes, I did. Ms. Green had contacted me earlier today about what she had heard the program offered by Caln Township, which is ARE YOU O.K.? Which is basically a service that you can sign up for the elderly or those that might live alone or have other issues. And it's meant to-- if the call is not received once a day, then it generates an alert so that somebody can go and check on that person. So I did have a chance to speak to Chief Elias. He gave me the information on the company. The company has since been bought, and they've changed it. Now it's called ConfirmOk. And it's a little bit different program. So Caln is sort of adopting the new under the new company. So we are looking

into it to see if it's something that we could possibly bring to the residents of Coatesville for those that would want to sign up and take advantage of the program. Vice President Green explained we have a large elderly population. And disabled population. And this is something that if they don't-- they would try them several times, and if they don't reach them or the line is busy or something, that would generate like the chief said, an alert for them to be checked on. Especially-- The one Caln just implemented. Caln Township has posted that today. And maybe right after they posted it, someone called me and asked me, "Is this something that we could get in Coatesville?" And I went online and I read about it, and it seems to be pretty good. I'm not really sure what the cost would be associated with that, but the people would have to subscribe. And with our elderly population, I think that that would be something really good. [crosstalk]. Have a good evening.

President Lavender Norris thanked everyone for coming, and I appreciate you all for all your efforts and all your effort. Thank you all so very much for all you do. For who you are. God bless you all. The Eagles are NFC champs.

Adjournment

Ms. Al Amin motion to adjourn the meeting; Ms. Allen seconded the motion. Motion passed 6-0.