



Livia Smith, Chair

Portia West, Vice Chair

Joan Neal, Secretary

William Riley, Treasurer

John Shelton, Board Member

Joseph Oxman, Solicitor

Dr. Horace Strand, Executive Manager

Stormwater Authority City of Chester  
Board Meeting Minutes  
August 29, 2017  
10:00 a.m.

**Opening Prayer:** Livia Smith, Chair

**Dr. Strand:** Before we have the roll call Madam Chairman, she needs to verify that we published this meeting.

**Executive Secretary (Vanessa Gosa):** Yes it has been verified that the meeting has been published. I have provided Mr. Oxman with a copy of the advertisement in the Daily Times.

**Dr. Strand:** Ok thank you so very much. Ok so, noted.

**Meeting Call to Order: Livia Smith.** Ok we will have the roll call from our Executive Secretary.

**Executive Secretary (Vanessa Gosa):** Alright, we have Mr. John Shelton (**Present**), Mr. William Riley (**Present**), Dr. Horace Strand (**Present**), Livia Smith (**Here**), Portia West (**Present**), Joan Neal (**Present**), and Joseph Oxman (**Here**).

**Livia Smith:** We have established a quorum present. So now let's move to our agenda. We see the next item of business which is the proposed storm water rate study. I know the Board members have had an opportunity to look at the proposal. Are there any questions? Dr. Strand do you have anything you want to add?

**Dr. Strand:** Madam Chair, Corvias along with the engineers that work with us, have done a phenomenal job. It is a rate system that is clear and easy to understand. It is defensible and it is fair for a community of our size with the economic stress that we are facing. And, I recommend to the Board that we accept this rate proposal by Corvias; that we go to raise the \$6.0 million as a rate fee endeavor. I am hoping that we get close to that amount in collections, but at least we will have a greater certainty of raising a sufficient amount for us to move forward with our economic development for us, and to raise funds towards that endeavor.

**Livia Smith:** Ok, I think I see it on the report. Just for clarity, it's on Page 22. We are going with the \$6.0 million of revenue for our rate study. Am I clear on that?

**Dr. Strand:** Yes Madam Chair, that is what I am recommending to the Board, that the Board consider doing that.

**Livia Smith:** Okay. I need a motion to approve to generate the \$6.0 million for revenue.

**Portia West :** I move that we approve the average monthly bill rate. The \$6.0 million.

**Joan Neal:** I second.

**Livia Smith:** Okay! It has been properly moved and seconded. All in favor say I.

**Board Members:** Responded by saying "I."

**Livia Smith:** Oppose. Okay it has been approved that we generate this \$6.0 million in revenue for our storm water rate study. Thank you. Okay moving along. First, I should ask if there are any questions. Questions? Okay, update on the property located at 31 East Fifth Street.

**Dr. Strand:** Madam Chair, we have successfully purchased the property, it has been paid in full. We also successfully obtained insurance, commercial insurance on the building which is equivalent to replacement value of both buildings. As a stipulation requirement of our insurance, we had to make sure that the property was safe and secure. So, we did two immediate things, (1) we contacted a roofer, AA West, to make sure the roofs were repaired and even some are brand new, and (2) we had to deal with a sidewalk issue where it was unsafe. The sidewalks where someone could have stumbled and tripped and created a liability. So, both of those issues have been resolved. Now we are in the process of waiting to have it cleaned sufficiently enough so that the electrician can go in and do a survey along with the City Inspector, Mr. Fugate. And, they will give us an idea as to what we need to do regarding rehabbing that facility and bringing it up to code. And I am certain that because the building is structurally sound, that we will be able to do that in a reasonable manner of time with sufficient funds as they are available.

**Livia Smith:** Okay, any questions on the update for the property? Okay, I need a motion.

## Motion Approved

**Livia Smith:** Next, an update on our community meetings.

**Dr. Strand:** Again, Rosetta Carter and Associates have been doing a phenomenal job organizing meetings and getting people out to these meetings. Our last meeting which was held at Faith Temple Holy Church, which I think, was one of the most direct and informative question and answer period that we have had throughout the process, because it dealt with racism and it also dealt with the responsibility of the residents in regards to supporting this endeavor. And, at the end of the meeting, I was impressed by a school teacher who came to the Mayor and myself and said, “Nobody could sit in this meeting and leave here without being informed.” It was a very informative meeting, it was clear, easy to understand, and so, I think that, along with Greg and myself, we are doing a reasonable job making sure that the people understand what the Stormwater Authority is trying to accomplish, and how we are trying to help our community.

**Livia Smith:** Any questions? Okay, I just want to comment on that also, that we have scheduled eleven meetings, we have done about 4 thus far?

**Dr. Strand:** Yes.

**Livia Smith:** We have some more meetings that are scheduled and I believe our next meeting is scheduled for September 7<sup>th</sup>, am I correct on that? Looking at the document that was given to us, it's at the Lamokin Center. I believe that is the Booker T. Washington, the Lamokin Center?

**Portia West:** No that is the Booker T. Washington Center on Central Avenue.

**Livia Smith:** Okay. Can someone give me some clarity on the Lamokin Center?

**Audience (Delores Shelton):** Same place.

**Dr. Strand:** Same thing. Okay, alright.

**Livia Smith:** Alright, so it is really called the Booker T. Washington Center. And there will be scheduled, the dates will be scheduled for the rest of the meetings. I am looking at the ones that we have on every week in September and we are going into October, with two more meetings to be scheduled at that time.

**Portia West:** Will you make sure that Ms. Carter and Associates has the right name and location?

**Dr. Strand:** Yes, we will. We will bring that to their attention immediately. I will have my secretary make note of that and we will contact them after the meeting.

**Livia Smith:** Alright. Any other questions? Okay, there is no motion needed so let's move onto the report about our current and most recent expenditures. You have before you those numbers, the expenditures for the period of June 20<sup>th</sup> to August 24<sup>th</sup>. Are there any questions on the report? Okay, there is no motion needed for this. Now we will have the Executive Director's report.

**Dr. Strand:** Okay, I am going to ask Vanessa to read the Executive Director's report. Most of it has already been covered in the agenda, but I will have her read what I didn't cover, if she would please.

**Livia Smith:** Excuse me Dr. Strand, excuse me Vanessa. We looked at the report, we need to make a motion to approve the expenditure report.

**Dr. Strand:** Okay.

**Livia Smith:** I am sorry. It's just a formality. Okay, I need a motion.

**Portia West:** I move that we accept the expenditure report for the period 6/20/17 to 8/24/17.

**John Shelton:** I second motion.

**Livia Smith:** All in favor respond by saying I.

**Board Members (response):** I.

**Livia Smith:** Okay, motion carried. Okay, now the Executive Manager's report.

**Executive Director's Report  
(read by Executive Secretary, Vanessa Gosa)**

**Executive Secretary:** Good morning! Okay, the Executive Manager's Report.

For the last few months, we have been working diligently to put together a preliminary report for the plan, green infrastructure development, which will be presented to Pennvest once completed for consideration of funding to begin construction. In order for this plan to be completed, we also had to establish guidelines for a fee system that will give us the ability to make the request for low interest loans from Pennvest, and to demonstrate that we have the ability to pay back the loan.

We have also been holding a series of community meetings to explain to the public what the Stormwater Authority is, and what we intend to accomplish on behalf of the citizens of Chester.

We have attended numerous meetings with the Mayor of Chester and other stakeholders to discuss how the Stormwater Authority can help the City of Chester, and give some relief to the **City's** general budget.

In an effort to safeguard our present purchase of 31 East 5<sup>th</sup> Street, we obtained a commercial insurance policy that would equal the replacement value of each building.

There was emergency work that needed to be done to secure the property from any further water damage, and to guard against frivolous lawsuits due to unsafe pavements.

After looking at these properties again, for the second time, we realize that both buildings are structurally sound, but in need of much repair. Once the building is cleaned up and renovated, they will make a lovely home for the Stormwater Authority and its partner, Corvias.

**Dr. Strand:** Okay Madam Chair that concludes my report.

**Livia Smith:** Okay, any questions on Dr. Strand's Executive Report? Motion to approve Dr. Strand's Executive Manager's Report as read.

**John Shelton:** I make a motion to approve the Executive Manager's Report as given.

**Portia West:** I second.

**Livia Smith:** Okay thank you. It has been moved and seconded. All in favor say "I."

**Board Members (response):** "I."

**Livia Smith:** Oppose? Alright.

**John Shelton:** I would like to say something in reference to that.

**Livia Smith:** Yes you can.

**John Shelton:** You have really worked on the building. You have some excellent contractors. I remember how the building use to look, and they did a super job. I can't remember the name of them.

**Dr. Strand:** AA West and Phil’z Contracting.

**John Shelton:** Phil’z Contracting, they were the ones that did the front, the concrete and all? And they worked previously fast and did it very quickly. I really think, I would say that we have some super contractors.

**Dr. Strand:** Thank you Mr. Shelton. I appreciate that, that’s encouraging, because you know, we had to move quickly to find competent individuals to meet our requirement, so that is encouraging. Thank you.

**Livia Smith:** Alright, any “Old Business?” “New Business?” I guess our new business is that we are moving forward on getting our rate studies in place that we have just approved at this meeting, and to continue to build our Taj Mahal. We are within our timeline and we hope to be in there real soon. We don’t have the ending date, but we are moving forward to that. Okay, at this time, we open the floor up to public comments. Okay, I don’t see any one. Anyone from the Board, any comments from the Board?

**Portia West:** I would just like to say that I am very excited and happy about the Stormwater Authority and all of the progress that has been made by our partners, Corvias and Pennvest. We appreciate your support and I can’t say it enough how much we appreciate your being here and supporting the Stormwater Authority of Chester. We thank you Mrs. Shelton for all your community support and your value in the people of the community, and stressing the importance of storm water management. She does that with every opportunity that she is given, and I see it and I hear it. She is always on board with the Chester Stormwater Authority, and she makes sure that the information is getting out to the community. And, I appreciate your support Mrs. Shelton.



**Livia Smith:** Okay, if there are no other public comments, I need a motion to adjourn this meeting. Are you ready to leave? A motion to adjourn this meeting.

**Joan Neal:** I move.

**John Shelton:** Second.

**Livia Smith:** Okay, the meeting is adjourned. Thank you.