

February 8, 2023

## ANNOUNCEMENT

Borough Manager Keller explained the format for this evening's meeting, advising that the meeting is a public in-person and a GoTo Meeting and available on-line as well. Public comments are being accepted through email and chat until 7:05 p.m. and will be announced to all. Comments are limited to 300 words to be in compliance with Council's three-minute rule and participants shall be identified accordingly.

## CONDITIONAL USE HEARING – Angelo Pagnotti, Inc., 20 East 7<sup>th</sup> Street

Assistant Solicitor Matthey Hovey opened a Conditional Use Hearing on the application of Angelo Pagnotti, Inc. Mr. Pagnotti was represented by Attorney Michael Murray. Witnesses sworn in were Angelo Pagnotti, John O'Boyle and Attorney John Koury.

Assistant Solicitor Hovey entered several items into evidence on behalf of the Borough.

Attorney Murray entered the Conditional Use Application package into evidence on behalf of Mr. Pagnotti.

Mr. Pagnotti testified that that he has been in business for 30 years and this would be his 5<sup>th</sup> location for his cleaning business. He expects to have 3 or 4 employees and 2 or 3 vehicles at this site. The hours would be approximately 8:00 a.m. to 5:00 p.m., Monday through Friday and half days on Saturday twice a month. Mr. Pagnotti added that he uses very safe solutions with no hazardous material.

Mary Pozowicz, 421 North York Street – questioned if any wastewater would be going into the system.

Mr. Pagnotti testified that it would go into a stream or alley.

Attorney John Koury, owner of Sweet Orr Mills Apartments, East 6<sup>th</sup> Street – testified that the property on 7<sup>th</sup> Street, owned by John O'Boyle, has been a great neighbor and had no concerns with the proposed business.

Assistant Solicitor Hovey closed the hearing at 7:05 p.m.

## CONDITIONAL USE HEARING – Dulce Velasco, d/b/a Dulce House of Glamour, 16 North York Street

Assistant Solicitor Hovey opened a Conditional Use Hearing at the request of the applicant, Dulce Velasco.

Ms. Velasco was sworn in and testified that she is the owner of a Spring City location and is seeking to open a permanent make-up studio at 20 North York Street. Her hours would be Monday through Saturday, 10:00 a.m. – 5:00 p.m., by appointment only and she is presently the only employee. Ms. Velasco also testified that there is street parking only and no sign or outside changes are expected.

February 8, 2023

Sophia Lucia Mieres also testified that she is a customer of Ms. Velasco and very proud of her tattooed eyebrows.

Assistant Solicitor Hovey closed the hearing at 7:12 p.m.

## **COMMITTEE OF THE WHOLE MEETING**

The February 8, 2023 Committee of the Whole meeting was called to order at 7:15 p.m. with President Weand in the Chair.

### INVOCATION

President Weand requested a moment of silence. He also remembered Patricia Moyer, legal assistant to Solicitor Charles Garner for 36 years. Ms. Moyer passed away on February 1, 2023.

### ATTENDANCE

Councilors present were Ryan Procsal, Lisa Vanni, Donald Lebedynsky, Trenita Lindsay, Dan Weand and Andrew Monastra. Also present were Mayor Stephanie Henrick, Borough Manager Justin Keller, Assistant Solicitor Matthew Hovey and Borough Secretary Virginia Takach. Councilor Kirkland was absent.

### PLEDGE OF ALLEGIANCE

### PRESENTATION – RETIREE GARY MAJKA

President Weand and Manager Keller presented a Resolution to Retiree Gary Majka in the presence of his family and fellow workers.

## RESOLUTION NO. 2023 – 6

### RECOGNIZING GARY M. MAJKA FOR 19 YEARS OF DEDICATED SERVICE TO THE BOROUGH OF POTTSTOWN

WHEREAS, Gary M. Majka has served the Borough of Pottstown as a dedicated employee since 2003; and

WHEREAS, during his career with the Borough he served in several different capacities including Public Works Department Service Worker II — Water Distribution, and Service Worker I — Water Distribution.

WHEREAS, for the past ten years Gary has worked in the position of Wastewater Collection Worker within the Public Works Department, and during that time he assisted our residents by cleaning and maintaining our sewer mains and responding to customer service inquiries throughout our neighborhoods in all types of weather and traffic conditions, all with the highest level of customer service possible; and

WHEREAS, Gary's presence at the Borough Garage will be truly missed by the people that have worked with him.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Town Council that Gary M. Majka is officially recognized for the outstanding service he has provided the

February 8, 2023

Borough of Pottstown through nineteen years of employment; and further that he is extended best wishes for a happy and well-deserved retirement.

Adopted at Pottstown Borough Hall, 100 East High Street, this 8th day of February 2023.

### SUBCOMMITTEE REPORTS

- a. Infrastructure – The report was in the packet.
- b. Transportation – There was no meeting.
- c. Efficient Methods Committee – Councilor Lebedynsky reported that the new work order system continues to be tested. He added that the phone system is being reviewed and a video tour throughout the Borough Departments is forthcoming.
- d. Ordinance Review Committee – Councilor Procsal advised that Bed & Breakfasts and short term rentals were topics of discussion.

Mayor Henrick questioned the status of a change in the ordinances regarding citations and the need for a court appearances.

Mr. Keller recommended this be initially discussed with the Police Chief.

- e. Economic Development & Business Liaison – There was no report for this month.

### BOARDS & COMMITTEE REPORTS

- a. Land Bank – Mr. Keller advised that he would update during his Manager's report.
- b. Emergency Services Report – Chief Hand provided fire and EMS statistics for the year. He added that a new pumper truck was obtained through a grant, along with a new boat for rescue missions. He also noted that the Department was able to reach over 600 children for fire prevention and safety education, a program that was not allowed during COVID. Chief Hand updated the level of fire fighters and advised that the County provided a program "Make me a Firefighter" through a grant geared for 16-18 year olds.
- c. Human Relations Commission – Ms. Levengood reported February is Black History Month, Valentine's Day is February 14<sup>th</sup> and the Presidents' Day is February 20<sup>th</sup>. The next meeting is February 14<sup>th</sup>.
- d. Library – Ms. Lipsky reported that there is new seating and tables at the Library, along with new adult programming and increased passport services. There is also a chocolate fundraiser featuring Gertrude Hawk candy. She also thanked Council for its ongoing support.
- e. Ricketts Community Center – Councilor Lindsay reported that the Center hosted a Black History month event on February 3<sup>rd</sup> and allowed children to participate in a public speaking format.

February 8, 2023

f. Pottstown School District – Councilor Lindsay advised that the School is urging parents and guardians to update contact information for each child. She also reviewed the upcoming High School musical events. Councilor Lindsay announced that the matter regarding the Fair Funding for schools, has been determined by the Pennsylvania Supreme Court that the funding for less affluent school districts is unconstitutional.

Mr. Keller added that all should contact local legislators and encourage them to adopt new legislation to be in line with this ruling.

### MAYOR’S REPORT

Mayor Henrick provided information on the events in which she participated including the Martin Luther King, Jr. events. She also announced a DCED grant in the amount of \$269,000 for homes effected by the explosion and through Judy Memberg of Genesis Housing. Mayor Henrick provided information on the Hobart’s Run and GoFourth festival fundraisers. She reminded all that homelessness is not criminal. The Mayor also reviewed upcoming February, March and April events. She also congratulated and welcomed Montgomery County’s new Commissioner, Jamila Winder.

### MANAGER’S REPORT

Manager Keller reviewed the Redevelopment Authority grant in the amount of \$239,000 to the assist the displaced homeowners of the Hale Street explosion. He also reviewed additional park grants, including the progress of the Pedestrian Bridge in Memorial Park and the grant for the Keystone Boulevard project, with hopes of receiving half of the matching funds from West Pottsgrove Township.

Mr. Keller also updated events with the Land Bank, reporting that 707 Hamilton Street has been transferred to Genesis Housing. Mr. Keller also announced that a volunteer, Kurt Myers is assisting with operations at the Airport and agreed to confirm his insurance for operating the Airport.

Mr. Keller reminded all that February is Safe Digging Month and applicants may contact 811. He also updated the Board on the LED lighting project. He added that the Borough will be seeking a carbon reduction allocation through the State.

### PRESENTATION – CHIPOTLE RESTAURANT, 200 Shoemaker Road

Attorney Robert McNelly was present and provided an updated rendering of the proposed Chipotle Restaurant to be located at 200 Shoemaker Road. He provided the architectural improvements to the rear of the building facing Robinson Street, which is based on the facade of 1400 East High Street. Attorney McNelly confirmed that all other conditions have been met and requested approval of this modification. He confirmed that the property has been purchased by Pottstown Equities LLC and Chipotle is the tenant and the property if not for sale.

February 8, 2023

### THREE DIAMOND GROUP LAND DEVELOPMENT, 454 KING STREET

Assistant Solicitor Hovey explained the request of applicant Three Diamond Group LLC for a lot line adjustment by increasing the size of one property and decreasing the other. This would correct an error of the plans done several years ago.

### STREET LIGHTING – 759 SHERIDAN STREET

Manager Keller explained the request of the applicant to waive the lighting requirement originally approved by Council and to purchase an outside LED light to be used elsewhere by the Borough.

### COLEBROOKDALE RAILROAD WALKWAY

Mr. Keller explained the proposal for the Borough to construct the Colebrookdale Railroad Walkway in Memorial Park as this is Borough Property and to avoid the land development process. He requested authorization for the Solicitor to prepare an agreement for reimbursement and maintenance of the walkway.

### THRIVING COMMUNITIES PROGRAM

Mr. Keller advised that a letter of interest was submitted in conjunction with Pottstown Area Health and Wellness and Montgomery County for a grant program to the Thriving Communities Program. This provides planning and technical assistance in and around the future train station for the inter-city rail. A letter of commitment is required by February 15, 2023 and requested approval on Monday evening.

President Weand noted that these proposals will be listed on Monday's agenda.

### CIVIL SERVICE LIST & OFFERS OF EMPLOYMENT

Mr. Keller requested approval of the February 2, 2023 Civil Service List and to authorize the Chief of Police to extend conditional offers of employment to five candidates on the list.

These items will be listed on the regular agenda.

### ZONING RELIEF REQUESTS

- a. Clark Industrial Supply, 301 West High Street – to allow two storage containers on the property
- b. Adele Munsey, 279 Cherry Street – to allow for a doggy daycare
- c. Daniel Dull, 218 East High Street – to allow a tattoo parlor in the downtown

It was the consensus of Council to request the applicants be present on Monday evening to further explain their requests.

February 8, 2023

CHEMICAL BID AWARD  
PROPERTY MAINTENANCE BID AWARD

Mr. Keller reviewed the bid tabulations with the recommendation of award for Monday evening.

FEE RESOLUTION  
RESOLUTION DESTRUCTION OF RECORDS

President Weand reviewed the annual requests for amendment to the Fee Resolution and the request for the annual destruction of records.

These items will be listed on Monday's agenda.

POTTSTOWN RUMBLE – BIERGARTEN MEMORIAL PARK

Mr. Keller noted that the Pottstown Rumble is seeking permission to hold a biergarten for the June 23 – 25, 2023 annual Volleyball Rumble in Memorial Park.

PARKS & RECREATION – HALF MARATHON – APRIL 15, 2023

Mr. Keller reviewed the request of the Parks & Recreation Department to close a portion of College Drive for its annual Half Marathon scheduled for April 15, 2023.

UPCOMING BOARD VACANCIES

- a. Human Relations Commission – vacant term to expire January 9, 2025
- b. Planning Commission – one 4-year term to expire February 1, 2027.

COMMENTS FROM CITIZENS PRESENT

a. Bruce Madara, 543 North Adams Street – expressed a concern with the Councilors not using the microphones. He also noted that he was referred to the zoning officer when he had no zoning issue.

COUNCILORS' GENERAL DISCUSSION

Councilor Procsal advised that he attended an Adult Sunday School and he had a good conversation with Tim Niarhos, Beacon of Hope.

Councilor Vanni commended the individual that chalked hearts along the sidewalks of High Street. She added that she is seeking a face painter for the GoFourth festival.

Councilor Lindsay noted that Strive is seeking mentors and also welcomed the new Montgomery County Commissioner.

Councilor Monastra again thanked Council for appointing him for the 6<sup>th</sup> Ward Councilor and still learning how the Council functions.

February 8, 2023

President Weand wished the Eagles the best and invited them to celebrate in Pottstown.

ADJOURNMENT

President Weand adjourned the meeting at 8:30 p.m.