

April 8, 2019

POTTSTOWN BOROUGH COUNCIL

The regular meeting of the Pottstown Borough Council was called to order on Monday, April 8, 2019 at 7:00 p.m. in the Council Meeting Room, Pottstown Borough Hall, 100 East High Street, Pottstown, Pennsylvania, with President Weand in the Chair.

CALL TO ORDER

INVOCATION

President Weand requested a moment of silence.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilors present were Ryan Procsal, Carol Kulp, Donald Lebedynsky, Trenita Lindsay, Dan Weand, Rita Paez and Joseph Kirkland. Also present were Mayor Stephanie Henrick, Manager Justin Keller, Solicitor Charles Garner and Borough Secretary Virginia Takach.

APPROVAL OF MINUTES

Motion by Councilor Paez, seconded by Councilor Lindsay to approve the March 11, 2019 Council meeting minutes as presented. Motion carried: 7 ayes.

COMMENTS FROM CITIZENS PRESENT

- a. Deb Penrod, 215 Amanda Smith Drive – provided an update on the Chair Auction at the Library, noting there are 19 chairs left.
- b. Theresa Wausnock Letterhouse, 22 East 2nd Street – expressed concerns regarding safety in the town for children and residents. She also complained about the trash and condition of the apartments at Manatawny and Beech Streets. Ms. Letterhouse noted that Council is responsible for the safety of the residents and demanded that Council make the changes.

Mr. Keller commented that he will have Licensing & Inspections address the apartment building and the Police Department is diligent in solving the crimes.

SUBCOMMITTEE REPORTS

- a. Finance & Administration – President Weand reported that at the end of February, the revenues were at 7% and expenses at 15%. He added that revenues from the PILOT program are lower than last year, along with building permit fees. Interest earnings are higher. President Weand also noted that Health Care and Workers Compensation costs are now departmentalized. He also reported that the assessments increased from \$763,700 at the beginning of the year to \$764,574.

April 8, 2019

b. Methods Committee – Councilor Lebedynsky reported that the committee is establishing guidelines and a foundation for improvements to departmental procedures and requirements for residents and developers and also to tackle the workload of the employees.

COMMITTEE REPORTS

- a. COG – Vice President Kulp noted the next meeting is April 9th.
- b. EAC – There was no report.
- c. Regional Planning – Councilor Procsal reported that there was a presentation from Grants Administrator Kourtney High, regarding the Pottstown Area Rapid Transit (PART) Transit Development Plan.
- d. Blighted Property Review Committee – Councilor Procsal noted that the minutes were provided in the packets.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- a. Hill School Quadrivium - Motion by Councilor Kirkland, seconded by Councilor Procsal to grant preliminary/final approval of The Hill School Quadrivium Project, 717 East High Street, subject to satisfying the following conditions within 90 days:
 - i. Compliance with the Cedarville Engineering letter of November 16, 2018
 - ii. Applicant paying a fee in lieu of open space in the amount of \$4,320 prior to issuance of any building permits
 - iii. Preparation and execution of a Developer's Agreement in a form acceptable to the Borough
 - iv. Payment in full of all Borough review fees

Solicitor Garner advised that the Hill School provided a calculation based on the SALDO and on the square footage of the project area. The acreage is .048 acres and the Fair Market Value of \$90,000 an acre, estimated the fee at \$4,320 for the fee in lieu of open space.

Motion carried: 7 ayes.

- b. Hill School Quadrivium - Motion by Councilor Kirkland, seconded by Councilor Lebedynsky to grant the following waiver request from the Subdivision and Land Development Ordinance for The Hill School Quadrivium Project:
 - i. Section 22 – 400.2.C – requirement to show all existing underground features
 - ii. Section 22 -400.3. A – showing physical and topography features on property within 100 feet of site
 - iii. Section 22 – A.401.8 – requirement to provide abutting property information

April 8, 2019

- iv. Section 22 – A402.1 - showing existing physical features and topography on property within 100 feet of site
- v. Section 22 – A402.2 - showing existing physical features and topography on property within 100 feet of site
- vi. Section 22 – A403.8 – requirement to provide abutting street information
- vii. Section 22 – A404.1 – requirement to provide property boundary information
- viii. Section 22 – A405.1 - requirement of layout drafting standards
- ix. Section 22 – 503.4.E – requirement to protect slopes in excess of 20%
- x. Section 22 – A504 - requirement for dedication of open space

Robin Rhoads, representing the Hill School, was present and confirmed that the conditions and waivers are correct and acceptable to the Hill School.

Motion carried: 7 ayes.

c. MontCo 2040 - Motion by Councilor Lebedynsky, seconded by Councilor Procsal to adopt a Resolution approving the submission of an application to the MontCo 2040 Implementation Grant Program to provide funding for the Ricketts Roof Rehabilitation project.

RESOLUTION NO. 2019-12

MONTCO 2040 IMPLEMENTATION GRANT RICHARD J. RICKETTS COMMUNITY CENTER ROOF RENOVATION

Whereas Montgomery County has established the MontCo 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the County Comprehensive Plan, MontCo 2040: A Shared Vision; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the County Comprehensive Plan's three themes: Connecting Communities, Sustainable Places, and a vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the MontCo 2040 Implementation Grant Program Guidebook; and

Whereas the Borough of Pottstown wishes to obtain \$119,000 from the MontCo 2040 Implementation Grant Program to provide funding for Richard J. Ricketts Sr. Community Center Roof Rehabilitation; and

Whereas the Borough of Pottstown has received \$200,000 from CDBG funding for this project and allocated \$30,000 to the project to be used as a match to the MontCo 2040 Implementation Grant Program.

ENACTED and RESOLVED this 8th day of April 2019.

Mr. Keller commented that there was a construction cost overage on the Ricketts Roof project. He added that Staff is seeking two grants for the cost overrun.

Motion carried: 7 ayes.