

June 12, 2023

POTTSTOWN BOROUGH COUNCIL

ANNOUNCEMENT

Borough Manager Keller explained the format for this evening's meeting, advising that the meeting is a GoTo Virtual Meeting and an in-person meeting. All persons wishing to speak during Public Comment, whether participating by GoToMeeting or telephone, must submit their name and address through chat or email at administration@pottstown.org. Requests to speak will be accepted until 7:05p.m., at which time chat will be closed, and no further requests for comment will be honored. As always, Public Comment will be limited to three minutes per person.

CALL TO ORDER

The regular meeting of the Pottstown Borough Council was called to order on Monday, June 12, 2023 at 7:00 p.m. as a hybrid, in-person and Go-To Meeting, with President Weand in the Chair.

INVOCATION

President Weand requested a moment of silence.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilors present were Ryan Procsal, Trenita Lindsay, Dan Weand, Andrew Monastra and Joseph Kirkland (virtual). Also present were Mayor Stephanie Henrick, Manager Justin Keller, Solicitor Charles Garner (virtual) and Borough Secretary Virginia Takach. Councilors Vanni and Lebedynsky were absent.

APPROVAL OF MINUTES

Motion by Councilor Procsal, seconded by Councilor Monastra to approve the minutes of the May 8, 2023 Council meeting as presented. Motion carried: 5 ayes.

PRESENTATION – FIREWORKS

Manager Keller noted that Chief Hand was not available this evening and the presentation will be posted on the website and social media pages.

SUBCOMITTEE REPORTS

a. Finance & Administration – President Weand reported that at 33% of the year, the General fund revenues are at 61% and expenses at 28%. He added that Real Estate taxes collected are at 85% and local taxes at 35%. The Authority audit was approved at the Authority's May meeting and the Borough Audit is near completion. President Weand added that the 2023 Beginning Assessment was \$761,331,952 and now at \$781,268,252 with a year-to-date change of \$19,936,300. The

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recovered amount of Real Estate taxes for 2021 amounted to \$209,701. There were no new LERTA applications.

COMMITTEE REPORTS

- a. EAC – Mr. Derr reported that EAC member Richard Bouher is familiar with the LED lighting project and offered the EAC’s assistance in this matter.
- b. Regional Planning – Councilor Procsal advised that topics of discussion were zoning publications of each municipality, the homeless situations and the Keim Street Bridge.
- c. Blighted Property Review Committee – Councilor Procsal reported that there was a last minute cancellation due to the lack of a quorum.
- d. Ricketts Community Center – Councilor Kirkland noted that summer program scheduling is being drafted. He provided information on the amenities for the homeless, including showers and laundry services and ongoing training and dance classes. He agreed to provide the present number of attendees compared to pre-covid numbers.

COMMENTS FROM CITIZENS PRESENT

- a. Ginette Beetem, 611 North Hanover Street – reiterated her concerns regarding the property at 203 East Street, noting numerous vehicles are frequenting the property, which has no running water or electricity. The property has been posted inhabitable for several years. She added there is a loud generator running and old lawn mowers on the property. Ms. Beetem also questioned the status of the former lumber yard at Hanover and East Streets, with broken concrete on site.
- b. Philip Thees, 63 South Evans Street – urged Councilor to address masked prowlers in the downtown and his neighborhood and requested they be stopped by Police. He also commented on the project at the old Paper Box Works at South and South Hanover Streets. He added that this piece of industry has parking for its employees and now considering apartments. He noted that this will create the same parking as the development on Cherry Street.
- c. Kyle Weaver, 556 King Street – reiterated his comments about the trash issues throughout the Borough and the lack of trash receptacles in the core district.

UNFINISHED BUSINESS

NEW BUSINESS

- a. Children’s Discovery Center – Motion by Councilor Procsal, seconded by Councilor Lindsay to ratify the Manager’s recommendation to grant the request of the Pottstown Children’s Discovery Center for the use of Lot #1 (Reading Lot) on June 10, 2023, from 10:00 a.m. -3:00 p.m. for the “Climb on it 2023” event, subject to review and approval of the Police and Fire Departments. Motion carried: 5 ayes.

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b. PART Fare Increase - Motion by Councilor Monastra, seconded by Councilor Lindsay to adopt a Resolution amending the 2023 Fee Schedule to reflect the implementation of a base fare increase for Pottstown Area Rapid Transit Service to become effective July 1, 2023 as follows:

- i. Full Fare Adult from \$2.25 to \$2.50
- ii. Half Fare & Students from \$1.10 to \$1.25
- iii. Paratransit from \$4.50 to \$5.00
- iv. Transfer from \$.75 to \$1.00

RESOLUTION NO. 2023-12

A RESOLUTION AMENDING THE COMPREHENSIVE FEE SCHEDULE OF THE BOROUGH OF POTTSTOWN TO REVISE CERTAIN FEES ASSOCIATED WITH THE BOROUGH'S POTTSTOWN AREA RAPID TRANSIT SYSTEM.

WHEREAS, the Burgess and Town Council of the Borough of Pottstown adopted a Comprehensive Fee Resolution on July 10, 1995; and

WHEREAS, the Borough periodically reviews the Fee Schedule to determine if additions and amendments to the Fee Schedule are necessary and appropriate; and

WHEREAS, based upon the recommendation of Borough staff and following public hearing, the Borough of Pottstown desires to amend fees associated with the Borough's Pottstown Area Rapid Transit System (PART).

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Burgess and Town Council of the Borough of Pottstown, Montgomery County, Pennsylvania, as follows:

SECTION 1. The following fees associated with PART Fare Structure shall be amended as follows:

- Full Fare Adult - \$ 2.50
- Half Fare and Students - \$1.25
- Paratransit - \$5.00
- Transfer - \$1.00

SECTION 2. All future modifications of these fees and other fees established by the Comprehensive Fee Schedule shall be made by Resolution, from time to time, duly adopted by the Burgess and Town Council of the Borough of Pottstown.

SECTION 3. This Resolution shall become effective July 1, 2023.

ENACTED and RESOLVED this 12th day of June, 2023.

Motion carried: 5 ayes.

c. Hill School Chapel - Motion by Councilor Procsal, seconded by Councilor Lindsay to grant the following waivers for The Hill School Alumni Chapel Renovations, 860 Beech Street, from the Borough's Subdivision and Land Development Ordinance (SALDO), which waivers are contained in the Langan Engineering letter dated April 20, 2023:

- i. Section 22-400.3A, 22-A402.1 & 22-A402.2 – requirement to show physical features and topography on property within 100 feet of site
- ii. Section 22-A403.8 – requirement to provide information for streets, including streets recorded but not constructed
- iii. Section 22-400.5.A & 22-A403.12 – requirement to provide a Certification of a Phase One Environmental Site Assessment

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- iv. Section 22-503.1, 22-503.3, 22-504 & 22-508.1 – requirement to provide minimum open space trees, street trees along property frontage and parking lot shade trees

Motion carried: 5 ayes.

d. BASF Lease Agreement - Motion by Councilor Monastra, seconded by Councilor Procsal to approve and authorize execution of a Lease Agreement between BASF and the Borough of Pottstown for the property located at 860 Cross Street. Motion carried: 5 ayes.

e. Prochamps - Motion by Councilor Procsal, seconded by Councilor Lindsay to authorize the Solicitor to prepare an addendum to the Prochamps (Community Champions) Agreement for a two (2) year term. Motion carried: 5 ayes.

f. Manhole Frames Bid Award - Motion by Councilor Lindsay, seconded by Councilor Kirkland to award the Manhole Frame and Lid Rehabilitation bid to Lawrence Site, Gilbertsville, PA as per the bid tabulation of June 2, 2023, subject to review of the Solicitor and Public Works Director. Motion carried: 5 ayes.

g. Juneteenth Community Day - Motion by Councilor Lindsay, seconded by Councilor Procsal to grant the request of Troy Rivera to hold a Juneteenth Community Day on June 17, 2023 (rain date June 18th), in Smith Family Plaza, resulting in the closing of High Street from York Street to Hanover Street, 10:30 a.m. – 5:00 p.m., subject to review and approval of the Police and Fire Departments. Motion carried: 5 ayes.

h. Soap Box Derby – Motion by Councilor Lindsay, seconded by Councilor Procsal to grant the request of the AMBUCS to hold its Soap Box Derby on June 16 & 17, 2023, (rain date June 18th) resulting in the closing of Wilson Street from State Street to Farmington Avenue, 7:00 a.m. – 6:00 p.m., subject to review of the Police and Fire Departments. Motion carried: 5 ayes.

i. New Street Block Party - Motion by Councilor Procsal, seconded by Councilor Lindsay to grant the request of Evelyn Preste, to hold a block party on July 4, 2023 (rain date (July 8th) resulting in the closing of the 300 block of New Street, from 12:00 p.m. – 8:00 p.m., subject to review and approval of the Police and Fire Departments.

Councilor Monastra commented that he hoped the Police and Fire Departments would be able to handle this street closure in lieu of GoFourth festival events.

Motion carried: 5 ayes.

j. Zoning – 22 East High Street - Possible action on the zoning relief request of Anthony Tad Doyle & Deuce Deuce High LLC, for the property located at 22 East High Street.

k. Zoning – 80 Robinson Street - Possible action on the zoning relief request of Pastor Justin Valentine and the Tri-County Business Campus LLC, for the property located at 80 Robinson Street

l. Zoning – 101 East High Street - Possible action on the zoning relief request of Moncef Bensaad & Covenant Realty Inc., for the property located at 101 East High Street

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m. Zoning – 61 Robinson Street - Possible action on the zoning relief request of Robinson Street LLC and Ronald Horosky for the property located at 61 Robinson Street

Councilor Vanni, as 2nd Ward Councilor, previously commented and recommended these be forwarded to the Zoning Hearing Board.

Councilors Monastra, Lindsay and Procsal agreed that Council should take no action and forward to the Zoning Hearing Board for resolution.

REPORT OF BILLS - Motion by Councilor Procsal, seconded by Councilor Lindsay to pay the outstanding bills in the amount of \$2,747,072.11. Motion carried: 5 ayes.

ANNOUNCEMENTS

Councilor Monastra commented that when critical Borough employees, such as the Assistant Borough Manager, Council should strongly consider successful candidates that have a personal and professional relationship with the Borough. He added that all Borough positions that have over-all management of all Borough operations, residency in the Borough should be required.

Councilor Lindsay reminded all of the GoFourth Festivities on July 4th throughout town.

Councilor Procsal commented on the successful Children's Discover Event on June 10th.

ADJOURNMENT

President Weand adjourned the meeting at 7:30 p.m.

Submitted by,

Justin M. Keller. Borough Manager