

August 7, 2019

CONDITIONAL USE HEARING – 6:30 P.M. 601 and 619 West High Street, Scott Mendelson

Solicitor Garner opened a Conditional Use Hearing at 6:30 p.m. and entered several Council exhibits into evidence. He explained that the owner, David Bailey, is requesting this use of an auto repair and auto body establishment. Attorney Michael Murry was present to represent the owner.

David Bailey was sworn in and testified and explained the proposal for Caliber Collision to operate an autobody repair facility at 610 and 619 West High Street. He expects the business would eventually bring 30 jobs to the area. He also agreed to comply with all Borough ordinances and follow all zoning and land development processes.

Councilor Kulp expressed a concern that this operation would deter other auto body shops in the area. She also questioned if the company works with the School Districts and students in the area.

Robert Biggins, 112 East Vine Street, Stowe, PA, testified that the Zoning Officer was incorrect and violated the zoning codes by recommending this Conditional Use hearing. He also had several questions for the owner, which were irrelevant to the hearing at hand. Mr. Biggins added that the Zoning Officer should have consulted with the EAC on environmental matters. He also requested that the decision be rescinded and recommended that she recuse herself from this matter and called for her to resign.

Dan Roussey, 120 East Vine Street, noted that the 14,000 square feet building will be in his back yard.

Chris Mercer, True Craft Collision, 401 West High Street – expressed a concern that this establishment will impact his business.

Carl Lightner, Engineer, was sworn in and confirmed that Phase I and Phase II processes have already been complete and explained the wetland stream process.

Solicitor Garner advised that Council has 45 days to render a decision and the application for land development would eventually return to Council. He closed the hearing at 7:55 p.m.

COMMITTEE OF THE WHOLE MEETING

The August 7, 2019 Committee of the Whole meeting was called to order at 8:10 p.m. by President Weand in the Council Meeting Room, Pottstown Borough Hall, 100 East High Street, Pottstown, PA.

ATTENDANCE

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

INVOCATION

President Weand requested a moment of silence.

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PLEDGE ALLEGIANCE TO THE FLAG

ADD-ON

President Weand announced an add-on for the TriCounty Active Adult Center for a biergarten at its October 5th Cheesetoberfest.

SUBCOMMITTEE REPORTS

a. Infrastructure – Councilor Kulp provided an update on the flooding at the parks. She advised that the Spray Park is now opened and the mini golf and pedestrian bridge are still under repair and waiting for replies from FEMA. She also advised that Licensing and Inspections is busy with permits and construction. Burger King and the Comfort Inn are under construction.

b. Economic Development – Ms. Lee-Clark provided updates on the Blue Elephant and noted that new banners are now posted on Hanover Street. She also thanked and acknowledged her summer intern, Khalif Jeter. Ms. Lee-Clark reported on the recent international DCED meeting with members from numerous countries. They all were familiar with Video-Ray. She also announced the Fete En Blanc event is now at capacity at 500 guests.

c. Transportation – Councilor Kulp noted the next meeting is in September.

d. Ad hoc Zoning – Councilor Procsal reported that food trucks and master plumber requirements were topics of discussion.

e. Efficient Methods Committee – Councilor Lebedynsky noted that language updates associated with the food trucks, invoicing, data base for home-owner addresses and signage were discussed.

BOARDS & COMMITTEE REPORTS

a. Emergency Services Reports – Mr. Keller reviewed the report distributed on behalf of Chief Kevin Yerger.

b. Human Relations Commission – Ms. Levengood advised that Women's Equality Day is August 26th and adoption of the 19th Amendment of the U. S. constitution. She also noted that the Commission assisted with the August 6th National Night out. The next meeting is August 13th.

c. Land Bank – There was no report.

d. Library – Ms. Penrod distributed flyers and notices regarding the Library.

e. Olivet Boys & Girls Club – Nick Phillippides reviewed the progress of the summer programs and the meals and weight lifting programs.

f. Pottstown School District – Councilor Lindsay advised that there was no meeting.

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MAYOR'S REPORT

Mayor Henrick thanked all for assisting her with meetings and correspondence during her absence. She also provided an update on the cop card project and advised that sponsors are offered at \$100 per officer and hopefully completed by the end of September. She added that she participated in the National Night Out and provided an outline of upcoming events.

MANAGER'S REPORT

Mr. Keller commended all emergency personnel and staff for the safe and successful result of the July 11th flood. The damages resulted in \$1.7 million but with no injuries. College Drive remains closed until the electoral box is replaced. Mr. Keller also reviewed the discussions from a recent meeting regarding Governor Wolf's Restore PA program.

CIVIL SERVICE COMMISSION

Mr. Keller advised that the Police Department has requested to authorize the Civil service Commission to start the process of the next Eligibility List for candidates for the Department.

COLEBROOKDALE RAILROAD/REDEVELOPMENT AUTHORITY OF BERKS COUNTY LICENSE AGREEMENT

Mr. Keller reviewed the second amendment of the original lease agreement between Colebrookdale Railroad and the Berks County redevelopment agreement regarding an easement of sewer line. He added that the Authority has voted to approve the addendum but also requires Council's approval.

President Weand noted that these items will be listed on the regular agenda.

RICKETTS CENTER – OLIVET BOYS AND GIRLS CLUB ADDENDUM TO AGREEMENT

Mr. Keller provided an update on the timeline of the Ricketts Center and OBGC lease. He noted that OBGC is now satisfied with the Borough's recommend changes to the lease and is recommending a four-year extension be granted to Olivet's.

Chris Winter, CEO of Olivet Boys and Girls Club of Reading was present and outlined new procedures. He provided his personal background and that he is familiar with Pottstown and went to school for many years in the town. Mr. Winter advised that he has been the CEO for 60 days and acknowledged the lack of attention to Pottstown in the past and confirmed that this will change and requested Council's approval of the lease addendum. He agreed to work with any entity in collaboration for the benefit of the children of the area and to work with the School Districts and Hobart's Run.

Councilor Paez noted that there has been a lack of reports from the Center and advised that she would not recommend a four-year extension.

Mr. Winters added that he has not heard from STRIVE in the 60 days he has been CEO.

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Solicitor Garner outlined terms in the draft four -year addendum, including four additional 4-year terms, with the terms and conditions approved by Council at the June meeting.

Councilor Kirkland expressed a concern regarding the \$40,000 contribution to the Center from the Borough and the ability to deduct it from any capital project contribution.

Solicitor Garner noted that Council is not required to do so, but the language states it may.

AMENDMENT VACANT PROPERTY REGISTRATION ORDINANCE

Solicitor Garner referred to the draft ordinance as related to the Vacant Property ordinance with new terminology, frequency, and collection efforts to facilitate staff and requested authorization to advertise the ordinance.

RESOLUTION – OUTDOOR DINING AREA

Mr. Keller recommended a one-time permit fee to the outdoor dining to be \$25 and will remain with the property until the use changes.

MID-YEAR BUDGET ADJUSTMENTS

Ms. Lee provided a handout with the major adjustments from individual accounts and requested approval as recommended by the Finance Committee. She noted that the accounts with the Real Estate taxes are higher because most of the real estate tax has been collected.

MISCELLANEOUS ORDINANCE AMENDMENTS

Mr. Keller reviewed several recommendations from the Ad Hoc Zoning Committee, eliminating requirements for off street parking in the downtown area, master plumber requirements for owner-occupied homes, and storm water permit and swimming pool regulations. He requested that Council authorize the Solicitor to draft an ordinance to address these recommendations.

President Weand advised that these issues will be listed for consideration on Monday's agenda.

PART – DBE PROGRAM

Kourtney High, Grants Administrator, referred to the document distributed and explained the requirement of the Department of Transportation, which establishes goals to address minority or women owned businesses and designates Ms. High as the liaison for the plan.

TRANSIT DEVELOPMENT PLAN

Ms. High also requested approval of the June 2019 Transit Plan that was previously presented to Council. The plan will allow for new routes into Boyertown and Gilbertsville, with the goal for implementation to be November.

These requests will be listed for action on Monday's agenda.

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READING GRAVITY RACE, AUGUST 18 & September 22, 2019

KINGDOM LIFE CHURCH, AUGUST 25, 2019

VICTORY CHRISTIAN LIFE CENTER, SEPTEMBER 7, 2019

FETE EN BLANC, CLOSE HIGH STREET, SEPTEMBER 13, 2019

FETE EN BLAND EVENT, ALCOHOL IN SMITH FAMILY PLAZA, SEPTEMBER 13, 2019

CHEESETOBERFEST, ALCOHOL IN MEMORIAL PARK, OCOTBER 5, 2019

POTTSGROVE CROSS COUNTRY RACE, NOVEMBER 28, 2019

Mr. Keller reviewed the various requests for street closures for upcoming events and a request to allow alcohol in the parks.

These will be listed for the regular meeting.

BOARD VACANCIES

President Garner referred to the upcoming vacancies and advised they will be listed for consideration on Monday's agenda.

COMMENTS FROM CITIZENS PRESENT

a. Michelle Robinson, 414 East High Street – expressed a concern that there are no shelters for single homeless women in the Pottstown area but there are shelters for single men.

b. Mike Lindauer, 639 Spruce Street – noted that he was a victim of the July 11th storm and requested assistance with repairs to the storm drains.

Mr. Keller agreed to address these issues with Mr. Lindauer.

COUNCILORS' GENERAL DISCUSSION

Councilor Procsal thanked all for their efforts during the July flooding events.

Councilor Kulp reported on the events she attended in the downtown and visited the Metro 100 diner.

Councilor Lebedynsky also noted the events he attended during the last few months.

Councilor Lindsay advised that she visited the alley and thanked all for their efforts during the storm. She added that she volunteered with the clean-up at the Spray Park.

Councilor Paez reminded all of the September 21st Latino festival in the Riverfront Park.

President Weand commended the recent car show and appreciated seeing the three tractors.

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ADJOURNMENT

President Weand adjourned the meeting at 9:50 p.m.

Attested,

Justin M. Keller
Borough Manager