

September 4, 2019

COMMITTEE OF THE WHOLE MEETING

The September 4, 2019 Committee of the Whole meeting was called to order at 7:00 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.

PLEDGE ALLEGIANCE TO THE FLAG

ADD-ON

President Weand announced that two street closure requests will be added to the agenda.

SUBCOMMITTEE REPORTS

a. Infrastructure – Vice President Kulp reported that Parks & Recreations will be seeking new locations for its summer programs as Edgewood School is no longer available. She also reported on the progress of the park renovations. She also advised that the water and sewer work continues in the area of Washington and Wilson Streets and College Drive is now open.

b. Economic Development – Ms. Lee-Clark reported that the Very Best is now open. She also advised that the Blue Elephant will open on September 6th and the Deliah and Dean food store will open in the near future. A new sign for the Farmer's Market will display the new name, High Street Terminal.

c. Transportation – Vice President Kulp advised that the committee met this evening and will provide the report next month.

d. Ad hoc Zoning – Councilor Procsal advised there was no meeting.

e. Efficient Methods Committee – Councilor Lebedynsky noted there was no meeting.

BOARDS & COMMITTEE REPORTS

a. Emergency Services Reports – Chief Hand provided a brief report with the statistics for the month of August and noted that it was a quiet month for the department.

b. Human Relations Commission – Ms. Levengood advised that National Hispanic

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Heritage month is September 15 to October 15 and Columbus Day is celebrated on October 12th. She also noted that the CCLU will celebrate its 4th annual Latin Festival on September 21st at Riverfront Park. Ms. Levensgood also requested Council's consideration for the Human Relations appointment listed on the website.

c. Land Bank – There was no report.

d. Library – There was no report.

e. Olivet Boys & Girls Club – Councilor Kirkland provided a report and updates on the programs and added that volunteers are coming forward for the Center. The deadline for the RFP's for the Center has been moved to September 20th.

f. Pottstown School District – Councilor Lindsay reported that Representative Ciresi was present and provided a transit report.

MAYOR'S REPORT

Mayor Henrick reported on several events which she attended, including Airport Community Day. She also reported on the Wayne Ellington event at the Ricketts Center and the numerous events in the downtown. Mayor Henrick announced the upcoming September events and the October 2nd Community Leaders Breakfast, the Coffee with a Cop event and the October 5th Cheestoberfest.

MANAGER'S REPORT

Manager Keller announced that the Borough will be presented with the Montgomery award on November 13th for the Walk Bike Pottstown initiative for the outstanding design of the project. He also noted that the PECO street lighting project has been halted due to the potential damage to the street trees. An alternative plan will be to run the wiring in the streets not the sidewalk and is awaiting a Highway Occupancy Permit from PennDOT. Mr. Keller also reported that due to the comments from citizens, businesses and the parking committee, four new kiosks will be installed and will accept credit cards, cash or coins and one kiosk will be retrofitted. The total cost of the kiosks is \$40,000 and will be paid out of the parking reserves and will be installed in the 100 to 400 blocks of High Street.

Mr. Keller announced that RFP's will be accepted for the operations of the Ricketts Center until September 20th. He also provided an update regarding the July 11th flooding, explaining that the Borough and the County did not meet the threshold set by the state, which is \$3 million and \$19 million respectively; however, qualified victims will be able to apply for low interest loans.

7:30 P.M. – Public Hearing – Carousel of Pottstown/Rocky Citrino, Liquor License

Solicitor Garner opened a public hearing to address the request of applicant Carousel of Pottstown/Rocky Citrino for a transfer of a liquor license from Gwynedd Township to the Borough of Pottstown.

Attorney Adam Sager was present for the applicant and testified that the liquor license would assist in the proposal to establish a restaurant at the Carousel property. He provided an outline

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and plan for the proposed renovations and restaurant plan. He also explained that presently alcohol is allowed for events but not sold and this license would allow for the sale of alcohol during events.

There was no further public comment and the hearing closed at 7:35 p.m. and the requirement for a public hearing has been met.

Attorney Sager proceeded to present the proposal for the renovations and a restaurant at the Carousel site. He advised that all safety and indemnity clauses will be included in a lease amendment if approved. Mr. Sager cited several similar venues such as Dave & Busters and the Works in Reading.

Councilor Kulp suggested that there could be a problem with alcohol in the Carousel, which should remain a family venue.

Solicitor Garner recommended that the Liquor License transfer be listed on Monday's agenda. He added that since the Borough owns the building, the changes to the building will be reviewed when formal plans are submitted, wherein an amendment to the lease agreement may be considered.

Presentation – Pottstown Area Regional Recreation Committee, Michael Lenhart

Michael Lenhart requested Council's consideration in authorizing the Solicitor to prepare and advertise an ordinance to create a Pottstown Area Regional Recreation Committee. He advised that the committee began in 2014 with grant writer Michael Lane, the Regional Recreation Coordinator, and was a five-year program. The Borough has recently committed to extend the program with funding for an additional five years. He explained that the County has recommended an Intergovernmental Agreement with all associated municipalities, which open additional funding avenues for the Committee.

President Weand noted that this would be listed for the regular agenda.

Presentation – Pottstown Bike Race, Dawn Gulick

Dawn Gulick and daughter Colleen Gulick were present to provide an update on the successful bike race held in July in the East End of town. Ms. Gulick reported that there were over 300 racers and were welcomed by residents and participants. She commended Corporal Long and the Police Department for their assistance during the race and requested support for the 2020 race.

Municipal Solid Waste Services – Bid Award

Mr. Keller referred to the bid tabulation distributed, noting that the two bidders were Mascaro's and Waste Management. He advised that the bids are under review with Staff and the Solicitor and outlined the options provided in the bids. Mr. Keller explained the options for a three- or five-year contract for an approximate increase of \$40 to \$50 increase per year. He added that Mascaro's is deemed to be the low bidder.

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J. P. Mascaro, III was present and noted that Mascaro's bid would be approximately \$1 million less over the course of the contract, adding the Mascaro's is committed to get back on track to provide the best service to Pottstown.

After a brief discussion among Council, President Weand advised that there would be a recommendation for Monday's agenda. He also requested that the Manager provide the list of recommended requirements to each Councilor to assure that all concerns are addressed.

Miscellaneous Ordinance Amendments

Mr. Keller referred to the ordinance amendments to address downtown off-street parking, requirement for master plumber, stormwater requirements and swimming pool regulations.

Mayor Henrick suggested adding a provision for hot tubs.

President Weand recommended that since these are still under discussion and review that they be again revisited by the Ad Hoc Zoning Committee.

Ordinance – Refinancing 2007 and 2012 Water Bond Series

Ms. Lee provided and outlined of the proposed refinancing of the current debt with the Authority bonds. As the Borough guarantees the debt, an ordinance is required. The refinancing will provide \$255,000 savings for 2020.

Solicitor Garner added that advertisement is required for the ordinance and bond counsel is preparing the appropriate ordinance and legal notice. The ordinance is the first step in allowing the borrowing to occur and recommended it be listed for Monday evening.

MMO Resolutions

Mr. Keller explained the Minimum Municipal Obligations for the Police Pension and Non-Uniform Pension plans as recommended by the actuarial tables. For both plans, Mr. Keller explained that the tables are affected by the mortality rates for public employees and with the snap-shot date of January 1, 2019 of the accounts. This covers a two-year period and was taken when the markets were at a low point. Mr. Keller advised that the obligation for 2020 for the Police Pension plan is \$1,784,671 and the non-uniform is \$1,320,150 and requested these resolutions be listed for the regular agenda.

Zoning Variance – Wisnada Dorestan, 444 North Mt. Vernon Street

Solicitor Garner referred to the application for a five-person group home for disabled individuals and support staff. He added that the Zoning Hearing is scheduled for September 18th and recommended this be forwarded to the Zoning Hearing Board for determination.

Comfort Inn, 99 Robinson Street

Solicitor Garner reviewed the minor land development to revamp the existing hotel to install a canopy drop-off site and explained the few minor waivers.

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Harbor Freight, 121 Shoemaker Road

Solicitor Garner also reviewed this minor land development at the former Ollies site to allow an addition of a Harbor Freight facility and recommended this be listed for approval and to grant the few minor waivers.

President Weand advised that these plans will be listed for consideration on the regular agenda.

Land Bank/Right to Know Officer

Mr. Keller explained that the Land Bank is required to appoint a Right to Know officer and recommended that the Borough's Right to Know Officer, Virginia Takach, be appointed for the Land Bank.

Appointment Deputy Fire Marshal

Mr. Keller requested the appointment of Richard Lengel to serve in a voluntary capacity in the absence of the Fire Chief/Fire Marshal. He added that former Chief Lengel also holds a building inspection license.

Human Relations Commission Appointment – Howard Charles

Mr. Keller reviewed the application of Howard Charles requesting to fill a vacancy on the Human Relations Commission.

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

Pottstown Municipal Airport – Charity Event, September 27/28, 2019

Red Horse Car Show, October 5, 2019

Red Horse Biergarten, October 5, 2019

Pottstown United Brewery, Oktoberfest, October

YWCA, Light the Night, October 17, 2019

Mr. Keller reviewed the various street closures and beer garden requests and recommended approval, subject to review and approval of the Police and Fire Departments and compliance with the Liquor Control board regulations.

These will be listed on Monday's agenda.

COMMENTS FROM CITIZENS PRESENT

a. Richard Linderman, 431 North Mt. Vernon Street – spoke as a representative for eight families opposed to the proposed group home to be established at 444 North Mt. Vernon Avenue, located in the Seventh Ward. He requested that Council support the decision made by the Zoning Officer that a group home is not permitted in a residential neighborhood.

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COUNCILORS' GENERAL DISCUSSION

Councilor Procsal announced the passing of Pastor Reggie Brooks.

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

Councilor Lindsay noted that she attended a press conference and opening of a new auto alignment workshop facility at the Pottstown Senior High School.

President Weand recessed the meeting to executive session at 9:05 p.m. for real estate and collective bargaining matters.

ADJOURNMENT

President Weand adjourned the meeting at 9:30 p.m.

Attested,

Justin M. Keller
Borough Manager