

December 4, 2019

COMMITTEE OF THE WHOLE MEETING

The December 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

PRESENTATION – MONTGOMERY COUNTY COMMUNITY COLLEGE POTTSTOWN CAMPUS

Attorney Therol Dix, Vice President West Campus, Dr. Vicki Bastecki-Perez, Interim President, MCCC and Frank Custer, Chairman of MCCC Board of Trustees were present to outline the proposed development and extension of the West Campus. Dr. Bastecki-Perez explained the initiative of the STEM program and a Challenger Center. She noted that this could be the first Challenger Center in Pennsylvania. She also outlined a community garden and farmer's market and a rendering for the connection of the North and South Halls, along with the innovation pavilion to allow for the connection concept. Dr. Bastecki-Perez added that the concept will include a social services center, along with outdoor recreation and unified walkways and pathways.

Attorney Dix noted that a feasibility study will be the next step and requested the opportunity to return to Council in the next few months.

PRESENTATION – POTTSTOWN TREES INC. 2020 PROPOSAL

Tom Hylton, Trees Inc., referred to his proposal to maintain and replace street trees in 2020. He noted that he received a \$35,000 grant from the Health and Wellness Foundation, which will be matched by Mr. Hylton and his wife Frances. He highlighted the proposal including letters to the effected property owners. Mr. Hylton added that if he receives a reasonable request to address a tree in a public right of way, it will be considered.

This will be listed for consideration on Monday's agenda.

PRESENTATION – CAROUSEL AT POTTSTOWN PLAN

Attorney Adam Sager and Jim Arms, Board of Directors, were present to outline the proposed addition to the Carousel building and the minor subdivision plan. Mr. Arms requested a waiver of

December 4, 2019

the plan as the Borough owns the property. He noted that the stormwater and grading plan will be submitted by the Carousel. Mr. Arms also advised that this will be an \$800,000 to \$1 million addition to the Carousel building.

Attorney Sager provided an updated plan with no substantial change. He also provided an update on the Carousel's request for approval to move forward with a liquor license, noting that this is no longer on the table. He also advised that the Carousel received a \$25,000 grant from the Health and Wellness for the mini-golf course to install shade, which will commence in the near future.

Solicitor Garner commented the current lease is from 2016 with a term of eight additional 5-year terms, which should continue to renew.

President Weand requested that the Solicitor prepare a memorandum to summarize the Carousel's request.

SUBCOMMITTEE REPORTS

a. Infrastructure – Vice President Kulp provided an update on the Wilson Street and Poplar Street sewer project. She added that fiber optics are being installed as a final phase of the Closed Loop project. Councilor Kulp added the Memorial Park, Phase III is complete and working on the spray park. The ash tree removal has begun in Riverfront Park. She also explained the environmental testing process at the Pollock Park.

b. Economic Development – Ms. Lee-Clark reported that the J. J. Ratigan's Brewing on High Street will be open by the coming weekend. She encouraged all to see the article on the *I Pick Pottstown* website regarding the new Hemp facility. Ms. Lee-Clark highlighted the events, concerts and celebrations in the downtown, including Santa's arrival by dragon boat on the Schuylkill River at Riverfront Park on December 7th.

c. Transportation – Councilor Kulp noted there was no meeting.

d. Ordinance Review Committee – Councilor Procsal reported that there was no meeting.

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

BOARDS & COMMITTEE REPORTS

a. Emergency Services Reports – Chief Hand reported there were 79 fire calls and 358 Emergency response calls in November. He added that the Limerick Drill was a success and noted that Santa will be touring the town on December 21st in the fire trucks.

b. Human Relations Commission – Marcia Levengood outlined the December events and celebrations. The next meeting is December 10th.

c. Land Bank – Mr. Keller advised that the Land Bank is seeking grants to acquire properties. The website is being updated and seeking interested developers.

d. Library – There was no report.

December 4, 2019

e. Ricketts Community Center – Councilor Kirkland thanked the many volunteers at the Center. He added that in the upcoming weekend, volunteers will be setting up for the Children’s program at Sunnybrook.

Ms. Lydia Messinger, Boyertown Multi-Service, also commented that upgrades will be happening in the next few weeks including painting, cleaning and enhancing safety and security measures. She added that the Center will be closed for the first two weeks of January and it will then be open seven days a week and outlined the programs and positions being sought for the Center.

f. Pottstown School District – Councilor Lindsay reported that a presentation was made by the students that toured Paris. She added that new students were sworn in as members of the School Board and new Board members will officially be sworn in on December 5th.

MAYOR’S REPORT

Mayor Henrick provided an outline of recent events and concerts that she attended. She advised that Jerry Gorski made a generous donation to the Cluster and reported on the new businesses in the downtown. The Mayor also noted that numerous holiday events are scheduled for the month of December. She also announced the annual Polar Bear Plunge scheduled for January 1st, 10:30 a.m. in the Riverfront Park.

MANAGER’S REPORT

Manager Keller provided an update on the new gray trash totes, adding that delivery is almost complete and the old red ones will be picked up as well. He added that as of January 1st, one bulk item may be picked up per week. Mr. Keller also outlined the new parking permit procedure. New schedules and maps will be provided in the near future.

Mr. Keller advised that he will be attending a seminar on December 5th with a press conference for underfunded schools. He added that a joint meeting will be scheduled with the School Board in February or March.

RICKETTS CENTER LEASE AGREEMENT

Michael Lenhart, Director of Parks and Recreation highlighted several items in the proposed lease provided to Council. He noted that the contract is for two years and can be renewed after that time. He highlighted the guidelines for operation of the Center. Mr. Lenhart advised that a Community Advisory Board will be formed with two members from the Borough, one staff and one Council person. He added that Boyertown Multi-Service will be providing a monthly report to Council.

ORDINANCE – CHAPTER 18 LOCAL LIMIT STUDY EVALUATION

Mr. Keller explained the requirement for an ordinance regarding the DEP guidelines for industrial users sending waste to the plant and addressing the limitations on pollutants. He requested that the Solicitor be authorized to prepare and advertise an ordinance setting the limits on the pollutants.

December 4, 2019

MAINTENANCE HANGAR TEMPORARY LEASE ASSIGNMENT

Mr. Keller also advised that the lease for Fly Elite is expiring as of December 31, 2019. He requested Council's consideration in allowing a temporary assignment of the lease to Pasquale Aviation. This party is presently subleasing a portion of the maintenance hangar.

These items will be listed for consideration on Monday's agenda.

CABLE FRANCHISE AGREEMENT

Mr. Keller advised that this franchise is not exclusive to Comcast but no other entities have made a presentation. He outlined certain items in the draft red-lined agreement. Mr. Keller also reported that PCTV has relocated from the Pottstown High School to Pottsgrove High School and the cost is being covered by the technology grant. He requested that this matter be postponed until February or March meeting.

PPOA CONTRACT

Mr. Keller reported that the PPOA has executed the five-year contract and requested Council's approval be listed on the regular agenda. He noted that the pay increase will be 4%, 4%, 4%, 3.5% and 3% respectively for the five years. The residency requirement has been removed.

LICENSE FEE FOR AMUSEMENT DEVICES

Mr. Keller recommended that the Solicitor work with Staff to establish and adjust fees for amusement devices and gambling machines.

President Weand noted that as there is an existing ordinance, it should be enforced.

Ms. Lee advised that the loss to the Borough is approximately \$5,500.

READING GRAVITY RACE 2020

Mr. Keller reviewed the request of the Reading Gravity Race club to hold races on Wilson Street in 2020.

YEAR END ITEMS

President Weand reviewed the items to be considered prior to the end of the year which are to adopt the 2020 proposed budget, adopt the tax rate ordinance, amend the fee resolution and approve the January 2020 meeting dates.

Ms. Lee commented that the total value of the Borough has dropped from \$764 million to \$761 million due to the lowering of assessments.

These items will be listed for approval on Monday evening.

December 4, 2019

UPCOMING BOARD VACANCIES FOR 2020

President Weand announced the upcoming vacancies for 2020 including the Blighted Property Review Committee, the Construction Code Board of Appeals, HARB, Planning Commission, the Borough Authority, Vacancy Board and Zoning Hearing Board. He added that Carol Kulp and Michael Benner are seeking the position on the Authority.

COMMENTS FROM CITIZENS PRESENT

a. Ed Kelly, 6 Park Court – returned the bike lane bollards he found on the streets and advised that there is no maintenance on the bike lanes.

Mr. Keller recommended that he contact Public Works on these issues.

b. Johnny Corson, 544 Jefferson Avenue – spoke as President of the NAACP and expressed his disappointment in comments made at the last meeting and confirmed that he did not make a statement backing Boyertown taking over the Ricketts Center. The statement he made as President of the NAACP and voted upon, was to give the operations of the Center to the Parks and Recreation Department. He also commented that taxes would not have had to be raised for the Parks and Recreation Department to run the Center as grants could be obtained through entities to off-set the taxes.

COUNCILORS' GENERAL DISCUSSION

Councilor Procsal noted that he did talk to Mr. Corson and it was a misunderstanding if he provided the wrong impression.

Councilor Kulp wished all a safe and happy holiday and to be aware of the surroundings.

Councilor Kirkland introduced Ms. Nettie who has been a volunteer for many years and organizes the Center every day.

Councilor Paez thanked all for the support during her four years and acknowledged that she was the first Latino woman to serve on Pottstown's Council. She also announced a Guadalupe event at the Christ Episcopal Church on December 12th.

Councilor Lindsay also provided an update on the upcoming holiday events and the rally scheduled in Harrisburg for school funding. She also praised outgoing Councilors Kulp and Paez.

President Weand wished all a happy and safe holiday.

ADJOURNMENT

President Weand adjourned the meeting at 9:10 p.m.

Attested,

Justin M. Keller, Borough Manager