

February 3, 2016

6:30 P.M. - CONDITIONAL USE HEARING – Martin Delaney, 343 & 337 West High Street

Solicitor Garner opened a Conditional Use Hearing on the application of Martin Delaney, for the use of the property at 343 & 337 West High Street as a used car sales business.

Solicitor Garner announced that the applicant was unavailable and has requested a continuance until April 6, 2016. The hearing closed at 6:40 p.m.

COMMITTEE OF THE WHOLE MEETING

The February 3, 2016 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, and 100 East High Street, Pottstown, PA.

ATTENDANCE

Councilors present were Ryan Procsal, Carol Kulp, Sheryl Miller, Dennis Arms, Dan Weand, Rita Paez and Joseph Kirkland. Also present were Manager Mark Flanders, Assistant Manager Erica Batdorf, Solicitor Charles Garner, Mayor Sharon Valentine -Thomas and Borough Secretary Virginia Takach.

INVOCATION

President Weand requested a moment of silence.

EXECUTIVE SESSION

President Weand announced that an executive session was held prior to the meeting for one item of personnel and one item of litigation. There was no action taken.

SUBCOMMITTEE REPORTS

a. Infrastructure – Vice President Miller referred to the minutes distributed. She added that the committee agreed that every third monthly meeting, it will hold community and educational forums with selected topics. These meeting will be held on a Wednesday, not one of the scheduled Committee of the Whole meetings. Councilor Miller added that the first topic will be rental registration and compliance.

b. Economic Development & Business Liaison – Ms. Batdorf announced that the Borough granted \$80,000 to Adam Burke for the project of the Armstrong Ale House to be located at 251 East High Street through the downtown business incentive grant program with Montgomery County.

c. Transportation – Councilor Kulp reported that several firms have been reviewed for the Airport Consultant with no decision made as yet.

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d. Ricketts Community Center/OBGC – Councilor Kirkland advised that there was no new report.

Mayor Thomas noted that she attended a meeting at the Ricketts Center in conjunction with The Hill School for a proposal to address 600 parcels in the area. She also explained the new additions to the foyer at the Center.

e. Pottstown School Board – Councilor Arms advised that Pottstown students are doing projects at the Carousel building and he also reminded all of the upcoming *Wiz* production.

f. Ad hoc Zoning, Animal & Bicentennial Committees – Vice President Miller noted there was nothing new with the Animal Committee. She added that zoning will be addressed later on Monday's agenda and also reported that the committee is working on impervious space and setbacks.

Councilor Kulp reported that the Bicentennial Committee is finalizing the items for the new capsule and will advise when plans are finalized.

PRESENTATION – SOROPTIMIST INTERNATIONAL

Pauline McGiven, Montgomery County Women's Center, explained the collaborative relationship between the Center and the Pottstown Police Department. She noted that the programs begun in 1976 and explained the process and programs offered at the Center

Ms. McGiven introduced Bernadette McElroy, Susan Davis and Doris Powell of the Soroptimist Organization and thanked them for the donation and support of the Women's Center clients. The Soroptimists presented a plaque to Chief Drumheller in appreciation for the efforts of the Pottstown Police Department.

WEDGEWOOD PROPERTIES

William Fretz requested Council's consideration in obtaining Use and Occupancy Certificates for properties located at 173, 175 North Hanover Street and 534 High Street prior to all Borough, School taxes and local utilities being paid. He stated that he had previously turned his property management to Brian Patrick, Affinity Mortgage, and lost track of the delinquency on numerous properties. Mr. Fretz commented that he would be able to pay \$1,500 monthly if permitted to rent these properties.

Solicitor Garner explained that under State law, Act 90 and the Borough's ordinance, based on the failure to pay back taxes and utilities, the Borough is not permitted to issue permits and approvals for the properties.

After a brief discussion among Council, it was the consensus to authorize Staff to draft a policy and present to Council.

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NORTH END EMERGENCY BOILER REPLACEMENT

David Saylor, North End Fire Company, was present to explain the situation with the Company's gas boiler advising that it is leaking and has been evaluated and deemed to be replaced, not repaired. He advised that the estimate to replace the boiler is approximately \$40,000. Mr. Saylor advised that if pipes freeze, trucks and operations would likely need to be moved.

After a brief discussion among Council, President Weand directed Staff to review and provide alternate ways of providing financial assistance to the North End Fire Company and list for further resolution on Monday's agenda.

COMMUNITY FIRE COMMITTEE

Vice President Miller advised that Councilor Arms will be joining her on the Community Fire Committee. She added that it is a community collaborative with the four fire departments, the School Board, Council and the community in support of the fire services. Councilor Miller noted that she will provide members and meeting times as determined.

Solicitor Garner noted that the committee members are appointed by the President as an Ad Hoc Committee and has authorized Vice President Miller to move forward.

CAROUSEL LEASE AGREEMENT

Solicitor Garner referred to the final lease agreement for the Carousel with the requirement to be operation by the end of this year. He also explained the eight additional five-year term options and requested Council's approval on this matter.

TAX COLLECTOR DEPUTIZATION RESOLUTION

Mr. Flanders explained the need for a resolution to confirm the Tax Collector's request to deputize the Borough for the collection of all Borough and County Taxes.

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

POTTSTOWN MUNICIPAL AIRPORT - RFQ

Ms. Batdorf explained that the RFQ process is still under review and will have a recommendation for the March meeting.

STREET SWEEPING BID AWARD

Mr. Flanders reminded all of the purpose of the street sweeping, which is to remove the grit on the roadways and not to remove leaves and trash.

Mr. Yerger provided statistics for the last few years and advised that the lowest bidder for the 2016 sweeping was R & S Sweeping, which is same contractor for 2015 and recommended approval of the bid.

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This will be listed for consideration on the regular agenda.

FLOODPLAIN ORDINANCE

Solicitor Garner advised that Floodplain Ordinance should now be in a final form as the recent letter from FEMA indicated that municipalities are required to pass an ordinance by March 2nd or risk losing their flood insurance. Mr. Garner noted that only a minimal number of parcels will be impacted under this ordinance and recommended that the ordinance be listed for Monday evening.

CLOTHING BINS ORDINANCE

Solicitor Garner noted that the Donation Bins ordinance is in final form and requested authorization to advertise. He added that a few minor discrepancies will be addressed, including the verbiage regarding fees.

HARRIS FAMILY MINISTRIES

Mr. Flanders also reviewed the request of the Harris Family Ministries for its eighth annual *Stop the Drugs Crusade*, scheduled for July 23, 2016. He added that these fees have typically been waived as there is no staff or electric requested.

POTTSTOWN CLASSICS CAR CLUB – 2016

Mr. Flanders reviewed the request of the Pottstown Classics Car Club to hold its 2016 shows on the first Saturday of each month from May to September, resulting in the closing of High Street.

President Weand advised that the items will be listed for consideration on Monday's agenda.

BOARD VACANCIES

President Weand recommended the appointment of Dennis Arms to the Blighted Property Review Committee and also to the Planning Commission.

Solicitor Garner added that there is a requirement of the Blighted Property Committee to have a member of the Planning Commission as well.

ZONING – 263 KING STREET, Rob Matthews

Solicitor Garner explained the request of Rob Matthews to use a portion of the property located at 263 King Street for a gymnasium and storage of gym equipment.

Councilor Procsal recommended this be forwarded to the Zoning Hearing Board for resolution.

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HARB

Mr. Flanders reviewed the applications for HARB Certificates of Appropriateness for the following properties:

- a. 61 North Franklin Street – to replace roofs
- b. 57 North Franklin Street – to replace roof
- c. 1006 East High Street – to replace roof
- d. 163 North Charlotte Street – to add dormers and change garage doors

Mr. Flanders also recommended to ratify action of the Building Permit Officer for Certificates of Appropriateness for the following properties:

- a. 359 King Street
- b. 1132 East High Street
- c. 28 King Street
- d. 150 North Hanover Street
- e. 57 North Franklin Street

The HARB items will be listed for Monday's meeting.

COMMENTS FROM CITIZENS PRESENT

a. Kurt Heidel, 954 Queen Street & Pottstown SD Liaison – spoke as the representative for the Pottstown School Board and volunteered for the Community Fire Committee. He also provided information the Schools' upcoming events including the *Wiz* musical. Mr. Heidel objected to allowing tax consideration for the Wedgewood Properties. He also noted that the search for a new superintendent and teacher negotiations continue. Mr. Heidel advised that there is a special meeting on February 4th to discuss the LERTA proposal.

Mr. Heidel also spoke on the accomplishments of Phoenixville and its revitalization and suggested that the America's Best Value Inn, High Street, be closed to contribute to Pottstown's revitalization.

b. Charlie Pierce, 260 Walnut Street – reiterated his concerns regarding volunteer fire companies. He advised that between the Phillies and North End there are 16 new junior volunteers. Mr. Pierce also updated Council regarding ongoing programs and events and outlined the services of the departments, including the ongoing efforts during the January snow storm. He also requested Council's support of the North End Boiler situation.

c. Bruce Madara, 543 North Adams Street – thanked various staff members for their communications and response calls. He commented on the lack of identification during certain conversations.

COUNCILORS' GENERAL DISCUSSION

Councilor Kulp commented on the painting of unusual colors on building and questioned if there were any ordinances to regulate this matter.

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Councilor Miller commended Mr. Saylor and Mr. Pierce for presenting their concerns before Council, along with the volunteer efforts during a recent vigil for the young fallen firefighter during the snow storm.

Councilor Arms urged all to support local businesses in the community, including Smale's Printery in the fourth ward. He also thanked Mr. Yerger and his staff for efforts during the recent storm.

Councilor Paez urged support for the fire companies.

Councilor Kirkland reminded all of Black History Month.

Mayor Thomas also thanked Staff and the public for the mutual assistance during the snow storm. She also acknowledged the Police Department during domestic violence events and thanked the Soroptimist Club and commended the leadership of the Community Response Unit, led by Sergeant Edward Kropp, Jr.

President Weand also thanked all for cooperation during the recent storm, in particular the Public Works Department. He commented on the taxes throughout the Borough, School and County and the decrease in state funding for schools and the education of students.

ADJOURNMENT

The meeting adjourned 8:50 p.m.

Attested,

Mark D. Flanders
Borough Manager