

January 9, 2019

COMMITTEE OF THE WHOLE MEETING

The January 9, 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

President Weand congratulated Councilors Carol Kulp, Joe Kirkland, Don Lebedynsky and Mayor Henrick for taking their participation during the Polar Bear Plunge on New Year's Day.

SUBCOMMITTEE REPORTS

a. Infrastructure – Councilor Kulp provided statistics and fees for the Licensing & Inspections Department noting that fees will go into the General Fund. She added that Phase III of Memorial Park Plan should be finalized in the spring. Public meetings will be held to address the Maple Street Park renovations. Councilor Kulp also provided an update on the 70 diseased trees to be addressed in Riverfront Park. She also reported an arch collapse at High and Berks Street.

b. Economic Development – Peggy Lee-Clark, Executive Director reported on the new location of Turn5, at 80 Robinson Street, more than doubling its work force.

c. Transportation – Councilor Kulp advised that minutes were provided in the packet.

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

e. Ad hoc Animal – There was no report.

f. Ad Hoc Financial Sustainability Oversight Committee – Mr. Keller noted that the team will provide an initial report of the existing financial practices of the Borough and will provide a full report once the surveys are completed.

BOARDS & COMMITTEE REPORTS

a. Emergency Services Reports – There was no report.

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b. Human Relations Commission – Marcia Levengood noted that the next meeting is January 15th and reminded all that the Martin Luther King, Jr. holiday and day of service is January 21st.

c. Land Bank Report – Deb Penrod noted that there is nothing new to report. The next meeting is January 28th and the Policies and Procedures plan is under review.

d. Library – Ms. Penrod also provided an update on new programming at the Library. She also advised of an upcoming charity event, auctioning the 1963 used chairs.

e. Olivet Boys & Girls Club – Councilor Kirkland referred to the report distributed, adding that the Health and Fitness program at the Center is a cost of \$15 for approximately 6 months. He also reported on his personal progress at the Center.

f. Pottstown School District – There was no report.

MAYOR'S REPORT

Mayor Henrick commended the Police Department and Assistant District Attorney Bradley for protecting and improving the quality of life issues throughout the Borough. She also outlined the numerous events and programs that occurred during 2018 and thanked all involved. She also acknowledged the new businesses opening in the Borough.

MANAGER'S REPORT

Mr. Keller reported that signs of the Emerald Ash bore have been reported in Riverfront Park and will be addressed along the trail. The downed trees could possibly be used for such items as baseball bats. He added that interviews are in progress for the new Fire Chief/Fire Marshal.

PRESENTATION – 2019 BIKE RACE

Dawn Gulick was present to request approval of the fourth annual bike race. She advised that the race will be moving to the east end of town and provided an outline of the course, which includes the existing bike lane areas.

PRESENTATION – HIGH STREET PLAZA, 1432 EAST HIGH STREET

Aaron Rapucci, Gabe Clark and David Lisanti were present to represent the High Street Plaza Development. Mr. Rapucci provided renderings of the property at 1432 East High Street. He explained the proposed demolition of the Subway building and the expansion of the Three Brother Grill and parking area. He also explained the time constraints under the pending contract with Dollar General Store and provided renderings of the upgrades to the billboard. Mr. Rapucci also requested a waiver of the land development process, due to timing, cost and complexity.

Solicitor Garner explained that waiving the land development requirements is waiving the process as opposed to waiving the substance of the project. In addition, the applicant is requesting waivers from the SALDO and will still be required to comply with the normal process under the

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Licensing and Development process but would eliminate the need for the applicant to return to the Planning Commission and subsequently return to Council.

CREATIVE HEALTH – LONG TERM STRUCTURE RESIDENCE, 71 ROBINSON STREET

Nick Feola, Bursich Associates, Dr. Peter Trenticost and CEO Kathy Komitis were present to represent Creative Health and its request to convert the former Palladino building into a long-term structured residence.

Dr. Trenticost explained the proposed adult facility, which includes a licensed program treatment wherein candidates reside in the facility.

Mr. Feola added that the facility will consist of six-bedroom units, activity and work areas. He also explained the parking requirements and the proposed renovations to the existing facility and requested Council's approval of the Land Development Plan.

BURGER KING – FAMILY DINING, 1515 EAST HIGH STREET

Solicitor Garner explained the proposed improvements to the Burger King facility located at 1515 East High Street to include a play area and a change in the drive-way access from Beech Street and a slight parking lot reconfiguration.

President Weand noted that these projects will be listed on the regular agenda further discussion.

POTTSTOWN MUNICIPAL AIRPORT RULES

Mr. Keller explained that the matter will be postponed to the February meeting.

PART DRUG AND ALCOHOL PROGRAM

Mr. Keller requested approval of this program as it relates to the PART drivers.

POTTSTOWN PARKS & RECREATION FOUNDATION 5K

Mr. Keller also requested approval of the road closure as requested by the Parks and Recreation Foundation for the July 4th 5K.

TOWING LICESES BID AWARD

Mr. Keller explained the two bids received from the towing companies for the two-year contracts for towing vehicles in the Borough and requested that awards be listed for Monday evening.

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AMENDMENTS TO SUBDIVISION ORDINANCE – ADVERTISE PUBLIC HEARING

Solicitor Garner provided an outline of the changes to the subdivision ordinance addressing various revisions to minor plan submissions and the requirement to hold a public hearing. He requested authorization to advertise the hearing.

KEEP SPECIFIC PLAN

Mr. Keller advised that the Plan has been reviewed by the School District and surrounding municipalities and has exhausted the 45-day comment and review period. He requested Council's final approval of the plan.

ASSISTANT BOROUGH SOLICITOR

President Weand advised that the Borough ordinance allows for the appointment of an Assistant Borough Solicitor and as part of the Sustainability Plan, he advised that this will be listed for consideration on Monday's agenda.

AD HOC EFFICIENT METHODS COMMITTEE

President Weand recommended the creation of an ad hoc efficient methods committee to analyze and review the processes and procedures of each department. He suggested that the following members be approved at the regular meeting: Councilors Lebedynsky, Kirkland, Weand, Justin Keller and Peggy Lee-Clark.

ELIMINATE ANIMAL COMMITTEE

President Weand also recommended to disband the ad hoc Animal Committee as it has had no activities or reports for several months and it has served its mission and purpose.

DISABILITY SPACE, 19 NORTH HANOVER STREET

Mr. Keller reviewed the application for a disability space for 19 North Hanover Street, a commercial entity and requested Council's recommendation in this matter.

Solicitor Garner noted that the existing ordinance addresses spaces for residential requests and this request is for Council's decision.

BOARD VACANCIES

President Weand reviewed the existing board vacancies for 2019 and recommended these be listed for Monday evening.

COMMENTS FROM CITIZENS PRESENT

- a. Michael Mauger, 822 Brookside Avenue – reviewed his comments previously

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submitted to the Land Bank Board in opposition of the proposed policies and procedures. He indicated the concerns Philadelphia had with its procedures. Mr. Mauger also requested consideration in being considered for the Assistant Borough Solicitor position.

b. Chris Gray, 1385 Queen street – reiterated his concern from last month regarding the stormwater drainage problem in Apple Alley, directly behind McDonald's and near his property.

Mr. Keller noted that the Public Works will be in touch with him tomorrow, January 10th.

c. Eileen Salamone, 1387 Queen street – also commented on the stormwater problem in the same area and concerns with ice patches.

COUNCILORS' GENERAL DISCUSSION

The Councilors wished all a Happy New Year.

Mayor Henrick noted she will be unavailable for Monday's meeting.

ADJOURNMENT

President Weand adjourned the meeting at 8:30 p.m.

Attested,

Justin M. Keller
Borough Manager