

April 4, 2018

6:30 P.M. - CONDITIONAL USE HEARING - HANOVER SQUARE WAREHOUSE,  
300 CHERRY STREET

Solicitor Garner opened a Conditional Use Hearing on the application of Hanover Square Warehouse, 300 Cherry Street and entered several items into evidence.

Attorney Christopher Hogan was present to represent the applicant and explained the request to develop the existing structure located at 300 Cherry Street with residential apartments and condominiums and to construct two single family attached units. Attorney Hogan provided a revised rendering of the development and also advised that the property has been listed on the Pennsylvania Historic Registry.

Greg Lingo, owner of the property, also testified on his background and development accomplishments. He added that the Hanover Commercial Development is under construction with four condominiums and three retail spaces.

Sandra Franklin, 333 Cherry Street – testified that she no longer has parking concerns and is satisfied that the development is providing enough spaces and is in favor of the project.

Deb Penrod, 215 Amanda Smith Drive – also testified that this project is a great addition to the Borough.

Solicitor Garner explained that Council has 45 days to render a decision and closed the hearing at 6:58 p.m.

COMMITTEE OF THE WHOLE MEETING

The April 4, 2018 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, Dennis Arms, Dan Weand, Rita Paez and Joseph Kirkland. Also present were Solicitor Charles Garner, Mayor Stephanie Henrick and Borough Secretary Virginia Takach. Interim Manager Justin Keller was absent.

INVOCATION

President Weand requested a moment of silence.

PLEDGE ALLEGIANCE TO THE FLAG

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## AGENDA ADJUSTMENT

President Weand announced that the item for Volunteer Firefighters will be moved to May and will be replaced with a request from Traffic Planning and Design regarding the Closed Loop Signals Project. In addition, a presentation regarding the YMCA will be provided by Don Smale.

## SUBCOMMITTEE REPORTS

a. Infrastructure – Vice President Kulp provided an update on the Parks and Recreation projects, with Phase 3 of the playground in Memorial Park underway. She also reported that PECO installed underground wiring to address outage issues on High Street from Manatawny to Madison. The 2017 paving should be completed in April 2018. Councilor Kulp added that property transfers are up by 11%

b. Economic Development – Peggy Lee-Clark, Executive Director of PAID, reported that due to the LERTA being established, there is increased interest in Borough development. Ms. Lee-Clark added that the Cedarville project at the BB&T bank location is progressing with development on the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors. She also provided an update on Cuisine Indian and the Pottstown Pub, which will be featured in an upcoming Valley Forge Tourism article. Ms. Lee-Clark also announced that America's Best hotel is for sale with an asking price of \$2.1 million.

c. Transportation – There was no meeting.

d. OBGC/Ricketts Community Center – There was no report.

e. Library – Deb Penrod provided an update on the Youth Department development and noted that the level will be closed on April 11<sup>th</sup>, 12, 25<sup>th</sup> & 26<sup>th</sup>. She also reviewed the upcoming events. Ms. Penrod advised that Bobby Rydell will have a book signing on April 21<sup>st</sup> and the Charlie Zahm concert is scheduled for April 28<sup>th</sup>. The opening of Clara's Garden, in honor of Clara Hoss's 57 years at the Library, is tentatively scheduled in May.

f. Pottstown School Board – There was no report.

g. Ad hoc Zoning – There was no meeting.

h. Ad hoc Animal – Councilor Kirkland advised that the Montgomery County SPCA in Perkiomenville is offering low cost spay and neutering events. She also advised that a Humane Lobbying Day is scheduled for April 16<sup>th</sup> in Harrisburg.

i. Safety – Chief Drumheller reported on the arrest regarding the recent homicide in the Borough due to the untiring efforts of the Pottstown Detective Department and the Montgomery County Detectives. The Chief also provided an update on the reduction of 19.7% of Part I crimes in the Borough in the last four years. He also reviewed the accomplishments of the Department within his 30-year tenure with the Borough. Chief Drumheller also announced his desire to leave the DROP program early and set his retirement date at July 6, 2018, this being his 90-day notice to retire.

j. Emergency Services Reports – Chief Kevin Yerger provided the statistics for January

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and February. He also reviewed the training program and participation events by the members. Chief Yerger also reported on the fire and safety endeavors of the company. Mr. Yerger thanked Chief Drumheller for his service and guidance.

Andy Pyles, North End Fire Company – also provided statistics for the North End and fundraising events.

Miles Feather, Phillies Fire company – reported on the training and hazmat events, including the Explorers and Juniors programs and also the upcoming fundraising events.

k. Human Relations Commission – Marcia Levengood noted that there was no meeting last month due to the lack of a quorum. The next meeting is April 10<sup>th</sup>, 6:00 p.m. She announced the Community Day event, scheduled for June 10<sup>th</sup> on High Street.

l. Ad Hoc Financial Sustainability Oversight Committee – President Weand noted that a review of financials with Staff took place and a review of fees and charges for permitting. The next meeting is scheduled for April 16<sup>th</sup>.

#### MAYOR'S REPORT

Mayor Henrick commended the Pottstown Police Department and the Montgomery County Detectives for their efforts in the recent homicide. She also reported that she attended a Rotary event, a meeting with Tower Health nurses, a Meals on Wheels event and the DEAR reading event at Rupert Elementary. She also attended the March for Lives rally and thanked the young citizens for making their voices heard.

Mayor Henrick also announces upcoming events, including the April 8<sup>th</sup> Grumpy's brunch at the Stillworks, the April 21<sup>st</sup> Rock the Block event and the April 29<sup>th</sup> Climate March. She also commended Chief Drumheller for his years of service.

#### MANAGER'S REPORT

There was no Manager's report in Mr. Keller's absence.

#### GENESIS HOUSING HOME/AHTF GRANT APPLICATION

Judy Memberg, Executive Director of Genesis Housing, explained the process for applying for the HOME/AHTF Grant. She also provided a list of Genesis' accomplishments throughout the Borough. She explained that \$28,000 is required for a renovation of a home to eventually be sold to a home owner. Ms. Memberg advised that this is the first year that the County is requiring a letter of support from the municipality and noted that the project will require the homes be owner occupied.

#### SCHUYLKILL RIVER SOJOURN – JUNE 5, 2018

President Weand referred to the request of Elaine Schafer, Executive Director of the Schuylkill River Heritage, to serve alcohol in Riverfront Park at the 20<sup>th</sup> Anniversary of the

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Schuylkill River Sojourn. No alcohol will be sold and Ms. Schafer will be in attendance to answer any questions at the regular meeting.

#### YMCA CLOSING

Don Smale, YMCA Task Force, provided history and background of the closing of the YMCA. He noted that the community was informed in November 2017 of the closing of the Pottstown YMCA. Mr. Smale advised that a task force was formed in order for the Y to offer services without the facility. The task force reviewed the finances in the operating of a \$700,000 annual operating loss, \$11 million in needed repairs of the building over the next ten years and \$3 million needed immediately. Mr. Smale reviewed the challenges posed to the CEO, Shawn Elliott, and found that \$700,000 is the amount charged to the Borough in administration fees. As a result, the task force formed and expressed its opposition to the closing of the YMCA. In addition, the Y is accelerating its position to close due to the push back being received by the community.

President Weand noted that a resolution will be considered on Monday's agenda.

#### EAC- AMENDMENT TO BY-LAWS

Jim Derr explained the recommendation of the EAC board to address the non-attendance of members at board meetings and referred to the request to change its by-laws.

#### FIRE CHIEF ORDINANCE AMENDMENT

Solicitor Garner reviewed the proposed changes to the Fire Chief Ordinance addressing the requirement of the Chief's address to be within five miles of the Borough.

President Weand suggested the ordinance be amended to read ten miles within the Borough.

Councilor Arms commented that he is tired of paying people that don't live in the Borough.

These amendments will be listed for consideration on the regular agenda.

#### TRAFFIC PLANNING & DESIGN EXTENSION

Mr. Yerger explained the extension request of Traffic Planning & Design associated with the Closed Loop project and to coincide with the engineering project. The extension is requested to June 30, 2020.

#### CDBG – HIGH STREET STREETLIGHTING RETROFIT

Mr. Yerger also explained the request for a grant submission to the Community Development Block Grant process for improvements to the High Street Streetlighting to extend to Evans Street. He is awaiting the cost amount due to the number and design of the lights. Mr. Yerger advised that the change could result in a \$60,000 savings.

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### PDIDA

President Weand referred to the request of PDIDA to conduct a beer tent in Riverfront Park during its June 28<sup>th</sup> 5K event.

### FEE SCHEDULE

Michael Lenhart explained the request of fee amendments to certain charges under the Parks and Recreation Department due to the addition of advertisements in the Parks.

### POSSIBLE BOARD APPOINTMENTS

President Weand reviewed the open positions and requested that any interested parties send a letter of interest to the Manager. He noted that two vacant terms are open on PDIDA and Vicki Giammarco has requested appointment on PDIDA.

### LAND BANK BOARD

President Weand announced that the following individuals have submitted letters of interest to serve on the Land Bank Board: Cheryl Chiarello, Twila Fisher, Deborah Penrod and Andrew Monastra.

### COMMENTS FROM CITIZENS PRESENT

None.

### COUNCILORS' GENERAL DISCUSSION

Councilor Procsal thanked the Police Department and the District Attorney's office for solving the recent homicide in a prompt and professional manner.

Councilor Arms thanked members of the Pottstown Hospital surgical team for the care recently provided to his father.

Mayor Henrick and Councilors thanked Chief Drumheller for his many years of service.

### EXECUTIVE SESSION

President Weand recessed the meeting to executive session at 8:15 p.m. for one item of judicial litigation.

### ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Attested,

Justin M. Keller, Interim Borough Manager