

BOROUGH OF WEST READING – BOROUGH COUNCIL

SEPTEMBER 18, 2007 – 7:00 P.M.

West Reading Borough Council held its regular monthly meeting at Borough Hall on the above date. Council President Stephanie J. Murray called the meeting to order with the following persons present: Council Members Kevin M. Conrad, Michael H. Doyle, Amy Good-Ashman, Kevin J. Hefty, Nathalie R. Kulesa, and Michael W. Morrill; Mayor Shane J. Keller, Borough Manager George I. Tindall, Solicitor Socrates J. Georgeadis, Police Chief Edward C. Fabriziani, Fire Chief Mark D. Burkholder, Code Enforcement Officer Gerald A. Trate, Foreman Jim A. Beane, Recreation Coordinator Daphne E. Klahr; Main Street Executive Director Sam Loth; Elm Street Manager Dean Rohrbach; and Administrative Assistant Rosalie A. Loeper.

VISITORS: Darrin Youker – Reading Eagle
Greg Braley – 441 Chestnut St
Kelly Lonaberger – 133 Franklin St
Don Haines 156B West Fulton St
Frank Struble – 226 Chestnut St
Sheila Scott – 322 Chestnut St
Elizabeth Heckler – 460 Chestnut St
John Thorson – ABS, Inc.
Merv Heller – Leisawitz Heller
Philip & Sharon Wert – 214 Olive St
Richard Keffer – ODG Architects
Grant Smith – Stackhouse Bensinger Inc.
Tony Tomczak – 323 Summit St
Devang Parikh – 405 N. Park Rd., Wyomissing

PLEDGE OF ALLEGIANCE AND INVOCATION: Pastor Abera Hellemo gave the invocation, which was followed by the Pledge of Allegiance and Roll Call.

PUBLIC COMMENTS: No public comment.

COUNCIL MINUTES: On motion duly made by Mr. Morrill, seconded by Ms. Good-Ashman, Council approved the regular Council minutes of August 21, 2007.

BOROUGH MANAGER'S REPORT:

Candlewood Suites – Mr. Grant spoke about the sewer modules, a wall report, and a letter from DEP dated September 7, 2007. Borough Engineer Darryl Jenkins discussed the three waivers, which are requested:

(1) Section 431 of the Borough of West Reading SALDO – On-Site Detention Basin. The Borough lies within the Schuylkill River Watershed. (Act 67) Municipalities

that border this river are requested not to provide on-site detention and discharge directly to the river.

(2) Section 302.C.7 - requires the property boundaries to be described by bearings.

(3) Encroachment of the existing retaining wall on Franklin Street, which is in the right of way. All future maintenance of all the retaining walls shall be the responsibility of the property owner. The Franklin Street wall is an existing retaining wall and has been in the right of way from when it was originally constructed. It will not encroach on the future sidewalk that will be created.

Mr. Jenkins also discussed the elimination of parking spaces on Franklin Street and on Third Avenue. Two spaces on Third Avenue and three spaces on Franklin Street for sight distance for each of the two driveways. This elimination would be done by ordinance. Schuylkill Valley Incorporated (SVEI) has provided independent opinion regarding the retaining wall to Borough Council and Great Valley Consultants (GVC).

Attorney Merv Heller requested that Council grant preliminary and final plan approval, since there is nothing more to do on this plan and that all parties agree to abide by the SVEI report. Attorney Georgeadis stated that no cost estimates have been submitted and that his recommendation is for Council to not grant the request to make sure that municipal improvements are fully funded by the developer.

Mr. Georgeadis suggested the following motion – To grant preliminary plan approval for the Candlewood Suites plan granting the three waivers requested by the developer and making a condition of the preliminary plan that the developer fully complies with the GVC engineer's letter dated September 17, 2007 regarding the retaining walls associated with this property. This includes all the items in the summary at the end of this letter. Council can approve, deny, or take no action. If no action is taken, the plan would be deemed approved tomorrow. On motion duly made by Mr. Doyle, seconded by Mr. Morrill, and passed, Council approved the above motion. This approval begins the second 90-day period. The next step is for the developer to go before Planning Commission for approval of the final plan. The final step is Borough Council approval.

Parkview Road Bridge – This subject tabled to next meeting.

2007 Minimum Municipal Obligation Budgets for Police Pension Fund and Non-Uniform Pension Plan – The 2008 Minimum Municipal Obligation Budget for the Police Pension Fund is \$148,138 and the 2008 Minimum Obligation for the Non-Uniform Pension Plan is \$28,155. On motion duly made by Mr. Morrill, seconded by Mr. Conrad, and passed, Council approved to have the Chief Administrative Office Borough Manager George I. Tindall sign both MMO plans.

Computers for Codes Department – On motion duly made by Mr. Doyle, seconded by Ms. Amy Good-Ashman and passed, Council approved the purchase of two computers and two monitors from Weidenhammer Systems Corp. for \$2,152.00. Account Nos. 01413-210 and 01413-740.

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Bids for Painting of Floor in Pool House – Mr. Tindall explained that the bid price does not include the storage room floor or the lifeguard room floor. The bid for the pool house is \$3,285.00. On motion duly made by Mrs. Kulesa, seconded by Amy Good-Ashman, and passed, Council approved the bid from Hannahoe Paint for \$3,285 to coat the main office area.

Wyomissing Creek Trail – Mr. Tindall requested permission for the Hospital to pave a portion of the trail that starts at the corner of Fifth Avenue/Parkside Drive South and would connect to our existing trail at the bridge. Two items discussed were the darkness in the area and the Borough's current ordinance, which prohibits bike riding in the park. Recreation Coordinator Daphne E. Klahr explained the plan.

Resolution No. 2007-11 – This resolution is to be sent along with a Grant Application to apply for funds from the Department of Conservation and Natural Resources for the Wyomissing Trail Paving Project, which will pave the rest of the trail from the Joint Municipal Authority property to the bridge at the pool. Following discussion, on motion duly made by Mrs. Kulesa, seconded by Mr. Doyle, and passed, Council approved Resolution No. 2007-11. In conjunction with this resolution, on motion duly made by Mrs. Kulesa, seconded by Mr. Doyle, Council approved for the Hospital to install a trail per the distributed diagram.

Elm Street - Street Lighting – Mr. Tindall advised that the Elm Street Project received a bid for \$191,000 for Second Avenue improvements and recommended that regular streetlights be installed rather than the type that is on Penn Avenue. Met-Ed has agreed to redo the existing lights and add two or three more with an upgrade to high-pressure sodium lights. Following discussion, on motion duly by Mr. Conrad, seconded by Mr. Morrill, motion carried 6-1, with Mr. Doyle voting "no", to change the actual contract to eliminate street lighting and to accept Met-Ed lights, saving approximately \$30,000, which Elm Street can use for other projects.

Detours for Franklin Street and Second Avenue – Mr. Tindall advised that the contract will be let for Franklin Street late September or early October. Detour signs will direct traffic.

Codes Training Partnership – Mr. Tindall presented Resolution No. 2007-12, which agrees that the City of Reading, Borough of West Reading, and the Borough of Wyomissing will operate an intermunicipally, cooperative project to provide code officials with construction code training at a cost of \$1,000 to be spent from the 2008 budget under training. On motion duly made by Mr. Morrill, seconded by Ms. Good-Ashman, and passed, Council adopted Resolution No. 2007-12.

On motion duly made by Ms. Good-Ashman, seconded by Mrs. Kulesa, and passed, Council approved the Borough Manager's Report.

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ENGINEER'S REPORT:

Mr. Jenkins highlighted the following items on his report:

- Olive Street Pump Station – The station is functional and materials are on order for replacement of the building and electrical components. Chief Fabriziani added that had it not been for the surveillance cameras of a nearby business, the Police Department would not have been able to identify the party responsible for the demolition.
- 2007 Street Projects – Recently bids were opened for this project. All bids exceeded the project budget of \$50,000. As a result, the recommendation is to award a portion of the project to meet budget constraints. The recommendation is to award Base Bid Items B and C (Oak Terrace Alley), because this street is in the worst condition. The contract award price is \$35,752.60. On motion duly made by Ms. Good-Ashman, seconded by Mr. Conrad, and passed, Council awarded the bid to Burkholder Paving for \$35,752.60.
- Streetlights - Mr. Jenkins will advise Grace Industries, Inc. to remove streetlights from that portion of the project, due to Council's earlier decision to award the streetlights to Met-Ed.
- Roof Replacement at the Bi-Ci House – Mr. Jenkins requested Council action to approve payment up to 90% of the contract price (\$10,206). The contractor has not submitted a Payment Application in time for this meeting, however, the project is complete except for minor "punch list" items. On motion duly made by Mr. Conrad, seconded by Mrs. Kulesa, and passed, Council approved the payment when proper documents are submitted for \$10,206.

On motion duly made by Mr. Conrad, seconded by Mrs. Kulesa, and passed, Council accepted the Engineer's Report.

CODE ENFORCEMENT OFFICER'S REPORT:

Mr. Trate highlighted the following items on his report:

- Thanked Council for the two computers and monitors. Mr. Doyle requested that in the future a year-to-year comparison be shown for violations.
- Referred to the last two paragraphs of his report regarding zoning and code changes.

On motion duly made by Mr. Doyle, seconded by Ms. Good-Ashman, and passed, Council accepted the Code Enforcement Officer's Report.

SOLICITOR'S REPORT:

Ordinance Nos. 959 and 960 – These ordinances are Codes Department related and allow the following: entry onto premises for the purpose of inspection, verbal warnings, and the prosecution of violations. On motion duly made by Mr. Doyle, seconded by Mr. Morrill, and passed, Council adopted Ordinance Nos. 959 and 960.

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Mr. Georgeadis requested permission to advertise an ordinance, which provides for two handicapped parking spaces on Sycamore Road near Museum Road from Memorial Day through Labor Day of each year. On motion duly made by Mr. Morrill, seconded by Mrs. Kulesa, and passed, Council approved the advertisement of this ordinance.

On motion duly made by Mr. Conrad, seconded by Mrs. Kulesa, and passed, Council accepted the Solicitor's Report.

RECREATION COMMISSION:

Mrs. Kulesa highlighted the following items on the report:

- Bike riding
- Tons of Truck went well. Collection of Toys for Tots surpassed all expectations.
- Mohnton Centennial Parade – Our centennial committee will participate.
- Mother-Son Dance is November 9
- Tree lighting is December 7

On motion duly made by Mr. Doyle, seconded by Mr. Conrad, and passed, Council accepted the Recreation Commission Report.

PLANNING COMMISSION:

Planning Commission Chairperson Phillip Wert stated that the Commission is busy reviewing suggested amendments to the Zoning Ordinance prepared by Great Valley Consultants. A joint meeting of Council and Planning Commission is forthcoming.

On motion duly made by Ms. Good-Ashman, seconded by Mrs. Kulesa, and passed, Council accepted the Planning Commission Report.

SAFETY COMMITTEE:

On motion duly made by Ms. Good-Ashman, seconded by Mr. Doyle, and passed, Council approved the Safety Committee Report.

TRAFFIC COMMITTEE:

No report. The Committee will meet Wednesday, September 19, 2007 at 7:00 p.m.

INFRASTRUCTURE COMMITTEE:

No. report. The Committee will meet Wednesday, September 19, 2007 following the Traffic Committee meeting.

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PERSONNEL COMMITTEE:

No report.

SHADE TREE COMMISSION:

No report.

POLICE CHIEF'S REPORT:

Chief Fabriziani highlighted his report:

- Arrests have been made for a May 31 case that occurred on Franklin St
- Arrests have been made for an incident that occurred on South Second Ave
- Received last minute notification about fireworks on September 22. The Chief requests that the Borough write an ordinance to have a 90-day notification period for special events that are held in the Borough
- Apprehension of a person who is wanted on a warrant in Puerto Rico

On motion duly made by Mr. Conrad, seconded by Ms. Good-Ashman, and passed, Council accepted the Police Chief's Report.

MAYOR'S REPORT/CENTENNIAL REPORT:

Mayor Keller highlighted his report:

- Met with the solicitor and police chief to discuss a bike ordinance, towing ordinance, curfew ordinance for juveniles
- Promoted the Centennial Dance on October 6 from 8-10 p.m.
- Requested Executive Session later in the meeting
- Set Trick or Treat Night as October 31 from 5-9 p.m. Residents should put on the porch lights if you want children at your door.

On motion duly made by Mrs. Kulesa, seconded by Mr. Doyle, and passed, Council accepted the Mayor's Report.

BOROUGH FOREMAN'S REPORT:

On motion duly made by Ms. Good-Ashman, seconded by Mrs. Kulesa, and passed, Council approved the Borough Foreman's Report.

FIRE CHIEF'S REPORT:

Chief Burkholder explained that in January 2007, the County decided to change the radio system by which they notify the fire personnel of calls. Between the last Council meeting and tonight's Council meeting, the County notified him that he must immediately place

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an order. By placing the order now, the Chief can obtain each at about \$100 cheaper than what he can purchase them on his own. He notified the Borough Manager of the 48 months no interest payment plan. The total cost is under \$10,000. The chief placed an order, which will be paid for out of the 2008 budget. Without these pagers, our fire personnel will not hear calls for assistance. The new County system will take place in 2008. Council agreed that the County should have given more notice.

Chief Burkholder thanked Ms. Klahr, the crew and anyone else who participated in the Tons of Trucks event.

On motion duly made by Mr. Doyle, seconded by Mr. Conrad, and passed, Council accepted the Fire Chief's Report.

MAIN STREET EXECUTIVE DIRECTOR'S REPORT:

Mr. Loth reported that the Main Street Board of Directors adopted a 5-year Strategic Plan and decided to return to monthly meetings. He encouraged everyone to access their web page and promoted the activities for Fall Festival on the Avenue on September 22. He stated a shuttle service is provided to patrons between the Borough festivities and the Riverfest festivities in Reading.

Mr. Loth promoted the Taste of West Reading fundraiser on Saturday, November 3 at Designer Place VF Outlet. The cost of \$50/person includes a dinner and entertainment. On November 4, United Artists is sponsoring a fundraiser for a breast cancer awareness agency. Joe Frazier will be on hand to sign autographs.

Pick up an issue of *Berks County Living* magazine and read all about West Reading and Berks County.

On motion duly made by Ms. Good-Ashman, seconded by Mr. Conrad, and passed, Council accepted the Main Street Executive Director's Report.

ELM STREET MANAGER'S REPORT:

Mr. Rohrbach highlighted his report:

- Increased the frequency of the Elm Street newsletter *Happenings* from a quarterly to an every other month newsletter
- Berks County Department of Community and Economic Development notified us that funding for our rehab program has expired. Mr. Rohrbach is working with Ken Pick to have that refunded.
- August 25 – Unveiled the mural with a block party. Over 100 people attended
- October 27 – Nightmare on Elm Street contest
- November – booths for the benefits fare
- Conduct a door-to-door Elm Street survey
- Had first ESHOP (Elm Street Home Ownership Program) settlement

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On motion duly made by Mr. Morrill, seconded by Mr. Conrad, and passed, Council accepted the Elm Street Manager's Report.

REVENUES WITH COMPARISON TO BUDGET – ENDING AUGUST 31, 2007:

On motion duly made by Mr. Morrill, seconded by Mr. Doyle, and passed, Council approved the Revenues with Comparison to Budget Report.

PAYMENT APPROVAL REPORT – AUGUST 22 – SEPTEMBER 13, 2007:

On motion duly made by Mr. Doyle, seconded by Mr. Conrad, and passed, Council approved the Payment Approval Report dated August 22-September 13, 2007.

PAYMENT APPROVAL REPORT SEPTEMBER 14 – SEPTEMBER 17, 2007:

On motion duly made by Mr. Morrill, seconded by Mrs. Kulesa, and passed, Council approved the Payment Approval Report dated September 14-17, 2007.

EXECUTIVE SESSION:

Council President Stephanie J. Murray adjourned to Executive Session at 8:35 p.m. to discuss possible litigation and personnel issues. The meeting resumed at 9:15 p.m.

BUDGET WORKSHOP – A motion was made and seconded to hold budget workshops on October 4, 18, and 25, 2007.

ADJOURNMENT:

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Rosalie Loeper
Recording Secretary

Approved by George I. Tindall
Borough Manager/Secretary

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