

CITY COUNCIL

Standards of Living Committee

Monday, April 18, 2016
Council Office
5:00 pm

The Standards of Living Committee's responsibilities and topics include but are not limited to Housing Planning strategies, Building, Trades and Property Maintenance Inspection and Enforcement, Public Safety, Public Works, Police, Fire, Neighborhood Parks, Neighborhood Revitalization, Community Development, Customer Service, Graffiti Abatement, Community Group Organization and Support

Committee Members: Ms. Reed, Mr. Daubert and Mr. Marmarou

Although Council committee meetings are open to the public, public comment is not permitted at Council Committee meetings. However, citizens are encouraged to attend and observe the meetings. Comment from citizens or professionals during the meeting may be solicited on agenda topics via invitation by the Committee Chair.

All electronic recording devices must be at the entry door in all meeting rooms and offices, as per Bill No. 27-2012

I. Reading Risk Reduction - Dianna Pagan

II. Lease Agreement Update

- Fire Tower Agreement
- East Ends Agreement
- Playground Associations & Other Organizations
- Suggestions for next batch

III. Rental Housing Regulations re Requirement to provide local property manager - current requirements attached

IV. City Cleanliness and Graffiti

- Sale of Mattresses – enforcement of outdoor display – current prohibition attached

V. Quality of Life Ticketing Program Update

Adjourn to COW Finance Meeting in the Penn Room

Pending Topics

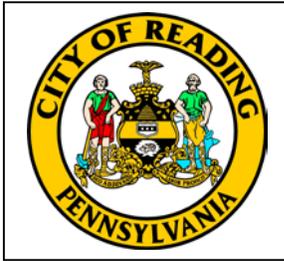
- UGI Meters
- ARL re TNR or Discounted neutering

Upcoming 2016 Topics

May - Parking Issues (Truck Parking, Loading and Pick up Zones, Handicapped Spaces), Street Lighting

June - Adoption of Comprehensive Plan, Zoning Ordinance, SALDO and Official Map

July - Fire Department “Do Not Enter” List, Summit Chase Dr lighting project



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Monday, March 21, 2016
Meeting Report

Committee Members Attending: C. Daubert (Chair), S. Marmarou, D. Reed

Others Attending: S. Katzenmoyer, R. Johnson

The meeting was called to order at 5:07 pm by Mr. Daubert.

Mr. Johnson stated that he had a scheduling conflict this evening and requested that the agenda be reviewed out of order so that he could leave early. The Committee agreed.

I. 2016 Topics and Timeline

Mr. Daubert restated his position that items not appear on this agenda for discussion if there is no new information. The Committee agreed.

Mr. Johnson questioned the items that the Committee would like to review through July.

Mr. Marmarou stated that he continues to receive complaints about large trucks parking along the Muhlenberg portion of N. 13th St. He stated that this area is also littered and that residents think this is still part of the City. He stated that when he contacted Muhlenberg Township he did not have a favorable response.

Mr. Daubert suggested that cleanliness be a discussion topic at the April meeting. He noted the need for education to residents to keep their properties clear of trash and litter.

Ms. Reed stated that there is also a problem with large trucks parking just over the City line in Bern Township. She suggested that a meeting be arranged between City officials

and local township and borough officials about large trucks. Mr. Daubert agreed and stated that this would be an excellent opportunity to open discussions with other officials. He noted his hope that off street parking areas for the trucks could be found.

Mr. Johnson suggested that parking be a topic. He stated that in addition to large truck parking there has also been a sharp increase in the requests for loading zones, pick up zones and handicapped parking spaces.

Mr. Johnson suggested that a representative from the law office attend the April meeting for updates on the lease agreements. Ms. Katzenmoyer stated that the Committee should also determine which agreements to review next.

Mr. Daubert questioned if the complete streets concept will continue with the transition to the new administration. Mr. Johnson stated that he still considers the concept during planning but that it is not part of the formal process. He suggested that the adoption of the Comprehensive Plan be discussed in June.

Mr. Marmarou stated that he has had many complaints about a property in the rear of the 1100 block of N. 9th St (at the end of Nicolls St at Robeson St). He stated that it appears to be some kind of sales operation but that the items block traffic. Mr. Johnson requested that this be submitted to the Citizen Service Center for code enforcement.

Ms. Reed stated that she has had an increased number of complaints about discarded mattresses. She requested that the regulation be reviewed and enforcement begin.

Mr. Johnson stated that he has also had an increase in requests for new street lights. He suggested that this be discussed in May.

Mr. Johnson left the meeting at this time.

Ms. Reed suggested that the Fire Department attend the July meeting to review their "Do Not Enter" list.

Mr. Daubert suggested that the Summit Chase Dr lighting project be discussed at the July meeting.

Ms. Reed suggested that graffiti also be addressed at the April meeting. She stated that someone is spraying "Jesus is Coming" in the Centre Park area and that they have hit the Shogun sculpture at the Centre Park Apartments. Ms. Katzenmoyer stated that she will report this graffiti.

Mr. Daubert noted the importance of security cameras and their locations.

II. Rental Housing Regulations Requirement for local property manager

Ms. Reed suggested that the regulations be reviewed for possible amendment.

III. East Ends Agreement

Ms. Reed stated that Council received an excellent update. She questioned the eviction date and the condition of the building. She expressed the belief that the building must be safe before it is leased to new tenants. She stated that there may also be issues with the roof.

Mr. Daubert agreed that the condition of the building must be assessed quickly. He stated that it must be safe and secure.

Ms. Reed stated that currently the City is locked out of the building.

Mr. Marmarou expressed the belief that the building will be vandalized if left unattended.

Mr. Daubert reminded all that this is an historic property.

IV. Fire Tower Agreement

Ms. Reed requested that a representative from Pagoda Skyline attend a future meeting. She stated that to her knowledge there is still no formal agreement.

Mr. Daubert expressed the belief that verbal agreements last too long and there is no enforcement or documentation.

V. UGI Meter Relocation

Ms. Katzenmoyer stated that the issue is in litigation.

Mr. Daubert suggested this issue be moved to a pending area of the agenda until there is movement on the issue.

VI. Agreements with Playground Associations & Other Organizations

Mr. Marmarou expressed the belief that this is a very important issue. He described his involvement at Rotary Park and noted the need for volunteers to be involved over a long period of time and to understand the agreement.

Mr. Daubert noted his hope that there would be a summer program at Baer Park now that boxing will be relocated. Ms. Reed agreed.

Meeting was adjourned at 5:44 pm.

Respectfully submitted,
Shelly Katzenmoyer, CMC
Deputy City Clerk

§308-103. Application for a Housing Permit Registration.

A. Applications for a Housing Permit *Registration* shall be made in writing or by electronic application on forms prepared and provided by the City of Reading Property Maintenance Division and shall be accompanied by payment of the applicable fee(s) *as per the City of Reading Fee Schedule §212*. Such forms shall require, but shall not be limited to the following information and shall be accepted and sworn to by the owner:

1. The name, business address, date of birth, ~~and~~ telephone numbers, (business and mobile), and driver's license, ~~or~~ state issued identification *or governmental identification* number(s) of all of the owner(s) of any ~~dwelling unit~~ *residential* and mixed-use parcel. A Federal EIN (employee identification number) must be provided if the owner is a corporation, limited liability company, or partnership.
2. The address of the premises *at for* which the ~~dwelling unit or rooming unit~~ is located *housing registration is required*.
3. A valid zoning permit *number application* as ~~directed by the City of Reading Zoning Office~~ *applicable*.

~~D. Verification of~~ *Participation in a recognized* trash/*disposal* program and *the City's* recycling ~~with participation with approved~~ program will be verified.

E. The Business Privilege License Number as provided by the ~~City of Reading Citizens Services Center~~ *Berks Earned Income Tax Bureau*.

~~F. A completed tenant listing, if applicable, on a form prepared and provided by the Property Maintenance Division providing the following information of all persons occupying the building for which the permit is sought, including children under 18 years of age, full name, unit, apartment or floor number/designation (where applicable), and term of lease including date of entry and departure. If the owner has reason to believe that such disclosure may jeopardize the personal safety and well being of a tenant or occupant and provides the Property Maintenance Division with such information and documentation to support such belief as may be reasonably required by the Property Maintenance Division, such disclosure shall not be required. If the unit is not rented at the time of application, the owner shall submit the tenant listing as prescribed above within 30 days of occupancy of the unit and in no event later than the next bi-annual date for such submission as required by this Part.~~

~~2. The registration of a rental or vacant property with the Property Maintenance Division shall be required within 15 days of the subject property becoming a "vacant property" or being marketed or used as a rental property as provided herein and shall be accompanied by the payment of the applicable registration fee~~

B. *Registration of any parcel required to have a housing registration is required within fifteen (15) days of the change of ownership or change of use.*

C. Special provisions for properties with a valid “Housing Permit” issued prior to December 31, 2007 but lacking valid zoning permits for Multiple Dwelling or Rooming House use.

1. Any property previously registered with the City of Reading Property Maintenance Division and holding a valid “Housing Permit” issued by the Reading Property Maintenance Division prior to December 31, 2007 and has remained current shall be required to apply to the Zoning Administrator for a zoning permit prior to submitting an application for a Housing ~~Permit~~ **Registration**. The Zoning Administrator shall make an initial determination as to whether the subject property is located within a zoning district where multi-family rental use is legally permitted as an allowed use or a use previously approved as a Conditional Use pursuant to subsection D of §27-1203 of the Zoning Ordinance, as amended.
 - (a) If the Zoning Administrator determines that the subject property is located within a zoning district where multi-family rental use is legally permitted in accordance with the foregoing provisions in Subsection A, it will be granted a zoning permit as a legally permitted use under the applicable zoning, subject to subsection B hereunder, and it will be required to comply with all of the provisions of this chapter and any other applicable chapters as verified upon inspection by the Property Maintenance Division.
 - (b) If the subject property had a valid “Housing Permit” as of December 31, 2007 but is determined to be located within a zoning district where multi-family rental use is not legally permitted in accordance with the foregoing provisions in Subsection A, it will be granted a zoning permit as a prior “non-conforming use” by the Zoning Administrator within the meaning of subsection B of §27-607 of the Zoning Ordinance and remain eligible for a Housing ~~Permit~~ **Registration** provided it conforms to the remaining requirements of the City of Reading Codes and Codified Ordinances.
2. The Zoning Administrator shall make a secondary determination as to whether the number of dwelling units present exceeds the number of units previously recorded for the premises in City records. A Housing ~~Permit~~ **Registration** will be denied until the property is modified to comply with the number of units previously recorded.
3. A zoning permit issued by the Zoning Administrator in accordance with Sections A and B hereinabove shall satisfy the requirements of §308-105 and the issuance of a Housing ~~Permit~~ **Registration** shall be subject to compliance with the remaining provisions of Subsection A.

§ 453-106. Prohibited conduct.

No vendor or person shall exhibit, display, offer for sale or sell any indoor furniture, appliances, mattresses or similar wares, or merchandise or place or allow any to stand or remain on the sidewalks in the City of Reading, unless they are set out for trash collection in accordance with the zoned trash collection schedule.