



CITY COUNCIL

Committee of the Whole

Monday, December 21, 2015

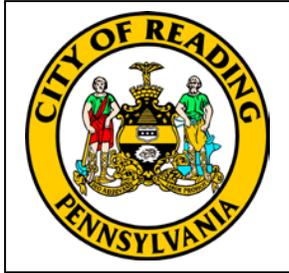
5:00 pm

Agenda

Although Council committee meetings are open to the public, public comment is not permitted at Council Committee of the Whole 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 President of Council.

All electronic recording devices must be located behind the podium area in Council Chambers and located at the entry door in all other meeting rooms and offices, as per Bill No.27-2012.

- I. Land Bank – ordinance & bylaws - J. Kromer, T. Butler, L. Kelleher**
- II. Comp Plan -**
- III. Agenda Review**
- IV. Holiday Cheer**
- V. Adjourn**



COMMITTEE of the WHOLE
CITY COUNCIL

MINUTES
December 7, 2015
5:00 P.M.

COUNCIL MEMBERS PRESENT:

S. Marmarou, D. Sterner, M. Goodman-Hinnershitz, C. Daubert, J. Slifko, D. Reed, J. Waltman

OTHERS PRESENT:

L. Kelleher, S. Katzenmoyer, D. Cituk, R. Johnson, C. Younger, C. Snyder, A. Palacios

The Committee of the Whole meeting was called to order at 5:00 pm by Mr. Waltman.

I. Review Penalty Clause for Curbside Waste Ordinance

Ms. Snyder stated that the Administration recommends the elimination of the penalty language. She stated that the Water Authority has a penalty process and that their process should be used for consistency. She stated that an amendment will be introduced to eliminate the language in January.

Council voiced their support of eliminating this language.

Mr. Marmarou requested further explanation. Ms. Snyder stated that Council passed the 2016 curbside waste fees at the last meeting that included this penalty clause. She stated that questions arose and that research has found that this is old language that should be stricken.

Mr. Marmarou stated that he has turned a complaint in about excessive trash at 1209 Linden St several times. He stated that there are many bags and rats. Ms. Katzenmoyer

stated that she turned the complaint in to the Citizen Service Center but has had no follow up. Mr. Johnson stated that he would follow up.

Mr. Agudo and Mr. Spencer arrived at this time.

II. CD Unprogrammed Funds

Mr. Palacios distributed packets to Council members.

Mr. Agudo stated that the City has no findings from HUD. He stated that the packet includes policies and procedures for the CD office as it is important for Council to understand the entire process.

Ms. Goodman-Hinnershitz agreed that these processes are critical. She suggested an educational session for newly elected officials. Mr. Waltman agreed. Mr. Agudo stated that he would be happy to assist.

Mr. Agudo reviewed the CD project status. He explained that \$250,000 - \$350,000 will be available as unprogrammed funds. He noted the need to use the funds on shovel ready projects to pass the timeliness test. He stated that Council should request its next CDBG update in June.

Mr. Agudo explained that there is \$85,000 in HOME funding available and \$139,000 in microloan funds available. He complimented CD staff.

Mr. Marmarou questioned upcoming projects. Mr. Agudo stated that disclosing the information now could damage a potential large redevelopment project.

Mr. Waltman thanked Mr. Agudo for his service to the City and questioned who would be interim CD Director. Mr. Agudo stated that it would be Ms. Snyder.

Ms. Goodman-Hinnershitz stated that this is the best CD report Council has received. She stated that projects are now accountable and the process is up to date. She questioned if Council could receive project outcome reports. Mr. Agudo stated that project outcome reports can be provided to Council as they are already required by HUD.

Mr. Marmarou noted Council's frustration in the past when funds were not spent. He thanked Mr. Agudo for correcting this issue.

Mr. Agudo thanked Mr. Palacios for his diligent work. He stated that Mr. Palacios works with the HUD IDIS system and works well with accounting staff.

Mr. Agudo and Mr. Palacios left the meeting at this time.

III. Agenda Review

Ms. Katzenmoyer distributed copies of two resolutions which the Administration requested be added to this evening's consent agenda – appointing Jeremy Searfoss as Fire Marshal and authorizing a PennDOT multimodal grant for Skyline Dr.

Council reviewed this evening's agenda including:

- Resolution naming Jeremy Searfoss as Fire Marshal

Ms. Snyder stated that Mr. Searfoss is currently serving in the Fire Marshal's office. She stated that he is very qualified to serve in this position as he already has his certifications and performs plan reviews.

- Ordinance creating a Land Bank Board

Mr. Waltman suggested that this be tabled this evening. Mr. Slifko agreed as he is also not ready to move this forward.

Mr. Waltman noted the need for Council to understand how properties will be chosen and how the process would proceed.

Mr. Slifko stated that Land Banks in other municipalities have mixed results.

Mr. Waltman suggested that this be examined further in January.

Ms. Kelleher stated that the ordinance mirrors the language in the State Act. She stated that the Land Bank's powers, duties, and processes are outlined in the bylaws which will be adopted by Council resolution. She explained that Mr. Kromer suggested the Reading Land Bank begin with minimal powers and that purchases only be made when developers are prepared to take immediate possession of properties. She stated that after the trial period, adjustments can be made.

Mr. Waltman stated that this differs from the information given to him by Mr. Kromer and he stated that he needs additional time to review this.

Ms. Kelleher explained that the attorney from the Housing Alliance has reviewed the ordinance and the bylaws and did not recommend changes.

Mr. Waltman noted the need for the Land Bank to only acquire properties that no one else wants so that it does not interfere with the private market. He noted the need for a pro forma.

Mr. Slifko stated that information given to him by Mr. Kromer is not included in the ordinance. Ms. Snyder explained that this information is in the bylaws.

The ordinance will be tabled again this evening.

- Ordinance approving the 5th addendum to the RAWA lease agreement

Mr. Waltman noted the need for additional time to review the agreement.

The ordinance will be tabled again this evening.

- Ordinance approving an amendment to the lease agreement with the Parking Authority

Mr. Waltman stated that this ordinance should be withdrawn from the agenda.

Mr. Slifko questioned the status of the financial contribution for 2016. Mr. Waltman stated that he has spoken with Dr. Wegman and reminded him that the Parking Authority made this commitment in 2014. He stated that changes of this magnitude cannot be made in November during the City's budget process. He stated that Dr. Wegman is committed to making the full contribution.

Ms. Reed stated that Dr. Wegman may not be serving on the Parking Authority beyond December and that this is a very tenuous situation.

Ms. Kelleher reminded Council that items tabled this evening must be acted on at the December 21 meeting or be reintroduced in January as legislation is not carried over from one year to the next.

IV. Executive Session

Mr. Waltman noted the need for an executive session to discuss personnel and litigation issues.

Council entered executive session at 5:41 pm and exited at 6:27 pm.

The meeting adjourned at 6:28 pm.

*Respectfully Submitted by
Linda A. Kelleher, CMC, City Clerk*