

NORRISTOWN MUNICIPALITY
COUNCIL WORKSHOP MEETING MINUTES

August 15, 2017

The Council Workshop Meeting of the Municipality of Norristown was called to order by Council President, Sonya Sanders, at 6:30 PM in the Council Chambers.

There was a Moment of Silence followed by the Pledge of Allegiance.

The following Council members were present:

Sonya Sanders, President
Derrick Perry, Vice-President
Olivia Brady, At-Large
Valerie Scott-Cooper, 3rd District
Hakim Jones, 4th District
Heather Lewis, 2nd District
Suanne Gardiner, At-Large

Also present were:

Crandall Jones, Municipal Administrator
Sean Kilkenny, Municipal Solicitor
Chief Mark Talbot, Norristown Chief of Police
Jayne Musonye, Director of Planning/Development
Chenora Burkett, Director of Finance
Thomas Odenigbo, Director of Public Works
Michael Simonson, Code Manager

APPROVAL OF MINUTES:

Meeting Minutes from 08-02-2017

Motion Carries. All in favor.

There was a motion by Valerie Scott-Cooper with a second by Suanne Gardiner to Motion to approve Minutes from the August 2, 2017 Council Meeting.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

EXECUTIVE SESSION ANNOUCEMENT

Council President Sanders announced that Council met in Executive Session prior to tonight's meeting to discuss real estate issues.

PRESENTATIONS:

Brush with the Law

Maria Maneos from Brush with the Law will be presenting Council with her proposed project for Rock the Block 2017 at Riverfront Park.

Ms. Maneos conducted a Power Point presentation which provided information about "Brush with the Law" including that they are a non-profit organization with a community service-based visual arts program. They engage ex-offenders to work with them.

The presentation also included information about grants such as the "Our Town Grant" which supports Arts engagement and cultural planning and design.

She presented plans for Phase I of the Riverfront Bridge project to paint a mural or mosaic which would require approval and partnership. She is seeking letters of support from Council and community members and a letter of intent from the highest-ranking Municipal official. She noted the deadline is September 11, 2017.

There was a motion by Olivia Brady with a second by to authorize partnership, apply for a grant, and assist Brush with the Law. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

ANNOUNCEMENTS:

3rd Listening Tour:

August 24, 2017 6:00 PM at Theatre Horizon.

ROCK THE BLOCK:

September 16, 2017 9:00 AM. "Community Clean Up". Meet at Cherry Street Park.

CADCOM:

October 31, 2017 4th Annual "Trunk or Treat" Contact Councilwoman Heather Lewis.

ANNUAL COMMUNITY DAY:

August 24, 2017 5:30 to 7:30 PM Elmwood Park Zoo. Sponsored by Senator Leach's office.

HELP A SINGLE PARENT:

August 29, 2017 6:00 to 8:00 PM "Book Bag Drive" at Simmons Park. Free.

FREE CONCERT:

August 17, 2017 7:00 to 9:00 PM. Caribbean band. Elmwood Park Bandshell.

REMINDER:

State Law requires kids from K through 7th and 12th grade to be caught up with their immunizations.

GOSPEL SHOW:

August 17 and August 18 6:00 to 9:00 PM. Carver Center.

FREE BARBEQUE:

August 27, 2017 1:00 to 6:00 PM. Macedonia Church.

PUBLIC COMMENT:

Anna Gellman, 102 Haws Avenue

Ms. Gellman complained that a landscaping crew was using weed whackers near her property at 7:45 am on Saturday. She said she asked them to stop but they would not so she called the Norristown Police Dept. and they urged her to call 9-1-1. She said a Police Officer came and told her they were not in violation of any laws. She referred to the Ordinance regarding noise. Chief Talbot noted he contacted the company and they agreed not to do it again. Ms. Gellman noted there should be certain norms set in the Ordinance and Councilwoman Brady noted a change might be worthwhile.

Jackie Ball, 1341 Sandy Hill Road

Ms. Ball is a Vice President of a financial firm on Sandy Hill Road. She helps people with their debt problems. She said there will be a women's event on October 14, 2017. She provided flyers to Council.

James Watters, 913 Hamilton Street

Mr. Watters complimented Public Works for the work at the Riverfront. He noted the possibility of a triathlon race. He commended Public Works for the line painting on Hamilton and Forrest Avenue and for smoothing out the bumpy portion of Marshall Street. Regarding the former prison, he noted he hates to see demolition by neglect. He plugged a book by former resident Mr. Spinelli called "The Warden's Daughter."

COMMUNICATION:

ITEMS FOR ACTION:

PLANNING AND MUNICIPAL DEVELOPMENT:

Public Hearing - Ordinance 17-09 - Group and Institutional Homes

Motion to advertise a Public Hearing on September 19, 2017 to consider the adoption of Ordinance 17-09 of 2017 establishing new criteria for the regulation of group and institutional homes.

Director Musonye provided information regarding the new criteria for the group and institutional homes such as having fire sprinklers, a fire alarm, a supervisor, a caretaker who would be a trained non-resident.

Motion Carries. All in favor.

There was a motion by Valerie Scott-Cooper with a second by Suanne Gardiner to Motion to advertise a Public Hearing on September 19, 2017 to consider the adoption of Ordinance 17-09 of 2017 establishing new criteria for the regulation of group and institutional homes.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

Advertisement of a Public Hearing for an Amendment to the Subdivision/Land Development Ordinance

Motion to advertise a Public Hearing to consider a proposed amendment to the Subdivision/Land Development Ordinance (SALDO) revising the submission schedule for applications.

Director Musonye noted that the amendment to the SALDO to add extra time allows more time for the Engineer to review and for Planning to provide comments.

Motion Carries. All in favor.

There was a motion by Olivia Brady with a second by Derrick Perry to Motion to advertise a Public Hearing to consider a proposed amendment to the Subdivision/Land Development Ordinance (SALDO) revising the submission schedule for applications.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

Advertisement of a Proposed Amendment to the Comprehensive Plan

Request for authorization to advertise a Public Hearing on October 17, 2017 to consider Resolution 17-147 of 2017 which amends the Comprehensive Plan by further providing for municipal-wide *Local Hire* goals.

As far as expressing the goal of the Municipality for local hiring by developers, Solicitor Kilkenny explained that the Comprehensive Plan could be amended to include this request.

Councilwoman Lewis suggested strong language in the request for this goal.

Solicitor Kilkenny suggested to Council a meeting with the developer and a member of staff such as the Municipal Administrator or Municipal Solicitor to discuss the issue of local hiring with could include a list of items to consider regarding local hiring.

Motion Carries. All in favor.

There was a motion by Olivia Brady with a second by Valerie Scott-Cooper to Request for authorization to advertise a Public Hearing on October 17, 2017 to consider Resolution 17-147 of 2017 which amends the Comprehensive Plan by further providing for municipal-wide "Local Hire" goals.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

Request for Waiver of Financial Security Agreement for Montgomery County Warehouse Land Development

Request to waive the requirement of a irrevocable Letter of Credit (LOC) and fully executed

Financial Security Agreement (FSA) for the Montgomery County Voters Warehouse land development project from the County of Montgomery.

Director Musonye noted that escrow money would ensure completion of the Montgomery County Voters Warehouse land development project. She recommended the Waiver.

Motion Carries. All in favor.

There was a motion by Olivia Brady with a second by Suanne Gardiner to Request to waive the requirement of a irrevocable Letter of Credit (LOC) and fully executed Financial Security Agreement (FSA) for the Montgomery County Voters Warehouse land development project from the County of Montgomery.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

Norristown Centre/Royal Farms - Land Development Review

Review request for preliminary land development approval for Norristown Centre; and final land development approval of Phase A (Royal Farms) of Norristown Centre.

Solicitor Kilkenny noted this is only a presentation. Council action will be requested in the September 19th Council Workshop Meeting.

Ross Weiss, legal representative for the client, presented updates about the project such as the moving of the driveway to across from Sav-a-Lot and improvements with sidewalks and traffic and pedestrian circulation issues.

Mr. Weiss explained that a poster was placed at the site informing the public to attend a September 19th Council meeting which is why there was no action taken tonight.

Motion Carries. All in favor.

There was a motion by Olivia Brady with a second by Heather Lewis to Table the request for preliminary land development approval for Norristown Centre and final land development approval of Phase A (Royal Farms) of Norristown Centre.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

MUNICIPAL ADMINISTRATOR:

Norristown Municipal Sewer Authority Valuation Study

The Municipal Council will consider obtaining the financial advisory services of an advisor to assist in performing a limited scope analysis to determine an estimated value of the sewer system which serves the Municipality and assessing the feasibility of the potential restructuring of the sewer system

Crandall Jones noted this ask is to initiate the valuation process, not to exceed \$12,000.

Mr. Scott Shearer, Managing Director of PFM, explained there would be a Phase I, not to exceed \$12,000 and the possibility of Phase II and II contingent upon a sale or lease.

Mr. Shearer provided a Power Point presentation about PFM, which specializes in utility practices. Other Power Point items included: "Bond Buyer Deal of the Year - City of Allentown", "How can PFM add value?", tentative timeline for discussion purposes, the financial gain, the rates for leasing or buying, ongoing costs and maintenance.

Motion Carries. All in favor.

There was a motion by Valerie Scott-Cooper with a second by Suanne Gardiner to Norristown Municipal Sewer Authority Valuation Study.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

PUBLIC SAFETY:

Advertisement of Ordinance 17-14: Restrictive Parking Amendment

Council will be asked to advertise proposed Ordinance 17-14, which would restrict parking on the north side of the 00 Block of East Main Street.

Police Chief Talbot explained that he received information from a letter that the Sheriff received regarding parking on the north side of the 00 block of East Main Street. Chief Talbot agreed it is a hazard.

Motion Carries (6-0 with Sanders absent for the vote).

There was a motion by Suanne Gardiner with a second by Olivia Brady to Advertisement of Ordinance 17-14: Restrictive Parking Amendment. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Scott-Cooper

Absent: Sanders

CODE ENFORCEMENT:

Advertisement of Ordinance 17-13: Use and Occupancy Regulations

Motion to advertise Ordinance 17-13 which amends Chapter 128 regarding the requirements for use and occupancy.

Code Manager, Michael Simonson, noted that in order to comply with Act 133, the language regarding issuance of U & Os needs to be changed.

This would include 3 certifications: Use and Occupancy, Temporary Use & Occupancy and Temporary Access between certain times of the day.

Motion Carries (5-0 with Sanders and Lewis absent for the vote)

There was a motion by Olivia Brady with a second by Valerie Scott-Cooper to Motion to advertise Ordinance 17-13: Use and Occupancy Regulations. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Perry, Scott-Cooper

Absent: Lewis, Sanders

DEPARTMENTAL REPORTS:

Finance Report

Ms. Burkett provided information details such as the departments were made aware of expenditure amounts regarding the Capital Improvement Plan; the 2016 audit draft is complete; the 2018 budget process is underway - a proposed calendar was provided which included dates for a presentation, meetings, final review and adoption by Council; Public Works and SSI to install service system; responses were received from the banking RFP for banking services; cash balance is \$16,202,006; final phase for the Real Estate Taxes; revenue is over 21 million dollars.

Public Works Report

Mr. Odenigbo stated that alley paving has started and some striping has been completed. He provided information about a paving project in Indianapolis and wants to inquire if Liquid Fuels could cover the same kind of project in Norristown. He stated it would need approval from PennDOT. He noted the project involves heating the existing street layer. He explained this could provide 30 to 50 percent more coverage.

Planning & Development Report

Ms. Musonye noted that demolition has been completed for the project at 221 West Main Street, Norristown Centre (Royal Farms) was already discussed, the Arbor Knoll project is proceeding, the Warehouse project is under construction as well as the condos at the PNC building. Ms. Musonye also shared that there is a Zoning application for DeKalb and Airy Streets for high-end apartments and an outside café. She also noted that the residents near the Riverfront are invited to share their comments regarding the prospects for the Riverfront.

Office of the Administrator Reports

Mr. Crandall Jones commented regarding the budget process, the re-writing of the Food Truck Ordinance and a new Special Events policy. He stated there are enough responses for the "Keep America Beautiful" endeavor. There was a meeting with the Audubon Society regarding how to spend the money from a grant they received which could tie into the Riverfront Park project. One person is still needed for the Leadership Academy - the next session is November 2, 2017; New Horizons Zone 3 was expanded to include the 1000

block of Green Street.

Non-presenting Department Reports

ADJOURNMENT:

Motion Carries. All in favor.

There was a motion by Valerie Scott-Cooper with a second by Suanne Gardiner to Motion to adjourn the August 15th Council Workshop.. A Roll Call Vote resulted in:

Ayes: Brady, Gardiner, Jones, Lewis, Perry, Sanders, Scott-Cooper

Respectfully submitted,

Roseann M. Santangelo