

Police and Public Safety Committee Meeting
Minutes
January 31, 2018

The meeting of the Police and Public Safety Committee was called to order at 7:00 p.m. by Chairman Terry Mest. Committee members present in addition to Mr. Mest were Charles Heller, Lori Carnes, and ex-officio member Frank Deery.

Also in attendance were Council members Keith Endy and Barry Christman; Marianne Deery, Mayor; Barry Leatherman, Police Chief; Patricia Loder, Borough Manager, representatives of Building a Better Boyertown and interested citizens.

Mr. Mest made a motion to approve the minutes of the December 27, 2017 meeting of the committee. The motion was seconded by Mr. Heller and approved.

Police Chiefs Report

Chief Leatherman briefly reviewed with the committee a report on department activities during the month.

Unfinished Business

Renovation 16 West Philadelphia Avenue – Mrs. Loder advised the Committee that Meister/Cox and McCarthy Engineering have just about completed all work necessary on the renovation plan for 16 West Philadelphia Avenue and would like authorization to advertise for bids. The first advertisement would be published on March 9, the second April 12, with a bid due date of April 25. Following a brief discussion the Committee agreed; this matter will be listed on the agenda of the February 5th meeting of Council.

Discussion Concerning Use of Parking Lot – Mrs. Loder advised the Committee that two individuals are in attendance at the meeting to discuss with the Committee the lease of parking spaces on the parking lot behind 16 West Philadelphia Avenue. Both individuals have an interest in purchasing 39-45 South Reading Avenue, the former Schaeffer's Restaurant.

Mr. Thomas Borchert was recognized by the Chairman. Mr. Borchert advised the Committee that he has made an offer to TD Bank for the purchase of 39-45 South Reading Avenue and is interested in leasing forty two parking spaces from the Borough. Mr. Borchert noted that the restaurant space currently has a seating capacity of two hundred forty five. Mr. Borchert noted that he will continue to negotiate with TD Bank for the purchase of the property if the Borough is willing to lease parking spaces to him.

Mr. Paul Bauer was then recognized by the Chairman. Mr. Bauer stated that he is also interested in purchasing the property; however, noted his opinion that it is premature to lease parking spaces at this time because neither he nor Mr. Borchert have equitable ownership of the property.

Adrienne Blank, Main Street Manager, was then recognized and reminded the members that the property in question has been vacant for ten years. Ms. Blank further noted that the Anchor Building Grant awarded to the BBB in the amount of \$300,000 is designated to be used for this property; conditions for use of the grant require a \$700,000 investment minimum, and the investor must obtain a liquor license. Ms. Blank further noted that the Vision Plan identifies a need for full service restaurants and the BBB supports this location for this purpose.

Ms. Blank further noted that the grant period is January 2018 through June 2020. The funds must be used for purchase/renovation of 39-45 South Reading Avenue within that time period or the grant will expire and the funds will no longer be available to the BBB. Ms. Blank further noted that the grant does allow for the space at 39-45 South Reading Avenue to be broken out into a restaurant and retail space. It was noted that Mr. Bauer plans to utilize the grant; however, Mr. Borchert does not wish to utilize the grant. Ms. Blank further explained that the grant is a loan to the buyer; the buyer pays the loan back to the BBB, who then deposits that money into a revolving loan fund which can be used by the BBB to loan money for the acquisition/renovation of another building. Ms. Blank did note that use of the grant will trigger prevailing wage rates for all renovation work. Mr. Borchert noted this as his primary reason for not wanting to utilize the grant because the prevailing wage provision would add an additional \$100,000 to the renovation costs.

Mr. Deery asked the BBB representatives for their thoughts regarding the Borough leasing parking spaces to be used exclusively by one property/business owner. The BBB responded that they have no objection to the Borough leasing spaces to whoever purchases the building. Committee and Council members asked several questions of Ms. Blank, Mr. Borchert and Mr. Bauer. At the conclusion of all discussion the Committee and Council members present agreed that they are willing to consider leasing spaces to the eventual owner of 39-45 South Reading Avenue.

BBB Anchor Building Grant – Discussion was then held on the letter of request submitted to the Borough by Building a Better Boyertown requesting the Borough encourage TD Bank to sell the property to a buyer who intends to use the grant. Mrs. Loder informed the elected officials that Solicitor Hartman is agreeable to Borough Council supporting utilization of the grant if the property is acquired by someone who wants to use the grant. However, the Borough should not pick and choose between buyers; the owner of the property should choose the buyer. The Committee and Council members present agreed and expressed their appreciation and understanding to the BBB for use of the grant funds; however, indicating that the Borough government should not get involved in selecting the buyer.

Regional Police Update – Chief Leatherman informed the committee that a meeting with Pennsylvania Municipal Retirement System representative was held today. Colebrookdale and Boyertown Managers will send a letter to PMRS requesting an actuarial study be completed to determine the cost associated with establishing a Regional Police Pension Plan with PMRS. Chief Leatherman noted that PMRS will conduct the study without charge. The Regional Police Committee representatives will meet next week with the Borough's Pension Investor Consultant, Thomas White, of Morgan Stanley, to review other possible options.

New Business

Coming Out of Hibernation – The Committee reviewed a request from BBB to hold the Coming out of Hibernation event on April 21, 2018 between the hours of 11:00 a.m. and 2:00 p.m.; street closure will be 10:00 a.m. to 3:00 p.m. The event will close Philadelphia Avenue from Chestnut Street to Washington Street. There was no objection to the event; this matter will be listed on the agenda of the February 5th meeting of Borough Council.

Public Comments

Mr. Mest then called for public comment and recognized Jeremy Rolston who provided the Committee with details of the 5K Run proposed to be held in conjunction with the Oktoberfest event on September 15th at 9:00 a.m. The Committee had no objection to the request and this matter will be listed on the agenda of the February 5th meeting of Council.

There being no further business to conduct a motion to adjourn the meeting at 7:50 p.m. was made by Mr. Mest and seconded by Mrs. Carnes. The next meeting of the Police and Public Safety Committee will be held on Wednesday, February 28th, 2018 at 7:00 p.m.

Respectfully submitted,

Patricia A. Loder
Borough Secretary