

## CITY OF SAINT MARYS COUNCIL RESCHEDULED WORKSESSION

September 11, 2006

- CALL TO ORDER** The rescheduled Council worksession of the City of St. Marys was called to order by Mayor Sally Geyer on Monday, September 11, 2006 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of this meeting was sent to Council Members on September 7, 2006, posted at City Hall, and published in the Daily Press.
- ROLL CALL** Present: Mayor Sally Geyer, Dennis Nero, Steven Skok, Mark Kopp, Sean Gabler, Richard Dornisch, Thomas Farley, and City Manager David Greene
- VISITORS** Visitors included: Tina Gnan, Darlene Nortum, Katie Weidenboerner, Warren Stewart, Eileen Williams, Jim Williams, Amy Meiser, Charlie Meiser, Joe Tucker, Dave VanSlander, Richard Sadley, Jane Kronenwetter, Sue Kronenwetter, Diane Krise, and Mike Mullaney
- APPROVAL OF MINUTES**  
August 21, 2006 Richard Dornisch made a motion to approve the minutes of August 21, 2006, seconded by Mark Kopp, and all were in favor.
- PUBLIC HEARING**  
Marienstadt Haus  
Proposals for funding  
Manager Greene stated the purpose of this Public Hearing is to obtain citizen input regarding the proposed Marienstadt Haus which is a Single Family Housing Choice Project. This project involves the construction of 23 two story, 3-bedroom units, 2 one story, 2 bedroom units, 19 one story commercial units, and a 144 lot parking garage. The HCP development will involve the financing of the 25 residential units. Commercial space will be located on the first floor level in 19 of the units.
- Between the proposed building and Depot Street, there will be a two story parking garage, with each level providing 72 parking spaces for a total of 144 parking spaces.
- Warren Stewart Warren Stewart questioned where the funding was coming from and what sort of funding?
- Manager Greene explained that there are two different applications that will be proposed tonight. The Housing and Redevelopment Assistance Funding for \$500,000. and the HOME application for funding in the amount of \$500,000. The funds will be coming from DCED, Harrisburg.
- Manager Greene informed Mr. Stewart that the projects are being done by a private developer, both proposals are for grants not loans, and that the developer will be doing all the administration of the grants.

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Warren Stewart

Warren Stewart questioned when will the Senior Housing/Senior Center Project begin? The Manager stated the project should start within the next 30 days.

The award of the two applications for the townhouses (Marienstadt Haus) will only be in 2007. First, final plans for the relocation of Industrial Steel & Pipe have to be completed and the parking garage built, before the townhouses are built.

Warren Stewart

Warren Stewart also questioned the need for the 19 commercial spaces. Manager Greene explained that a market study was performed by Bob Yoder of the Susquehanna Group showing a need.

Manager Greene noted that the total funds for the Marienstadt Haus is \$5,081,149. The source of funding is as follows:

PHFA-HCP-HCI.....	\$1,500,000.
City's HOME funds.....	\$ 500,000.
DCED-Housing Redevelopment Assistance.....	\$ 500,000.
Fed Home Loan Bank AHP.....	\$ 350,000.
Bridge Loan.....	\$2,177,500.
Equity-homeowners.....	\$ 53,649.

Hearing Closed

The Public Hearing was closed at 7:13 p.m.

**PUBLIC HEARING**  
Modification to CDBG  
Program FY 2005-2006

Mayor Geyer opened the second Public Hearing and turned the meeting over to Tina Gnan, Community and Economic Development Coordinator.

Ms. Gnan stated the purpose of this Public Hearing is to obtain community comments on the modifications to the 2005 and 2006 Community Development Block Grants.

The City is proposing to modify their 2005 application by adding the Senior Center construction as a 2005 project and reallocating the remaining funds for Depot Street to the Senior Center Project. The City is also proposing to modify their 2006 application by removing the Depot Street Project and reallocating the funds towards the Senior Center Project.

Final results for the Senior Center Project would be as follows: 2005-\$105,402; 2006-\$164,216; 2006-\$50,000.; and 2007-\$180,382. which reimburses the amount the City borrowed. Total \$500,000.

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Warren Stewart

Warren Stewart questioned if the agreement with the Senior Center has been signed? The Manager responded that Mark Jacob and the Susquehanna Developers are working on the final details of the agreement. The Senior Center only will be funded by the CDBG funds, not the Senior Housing. The project has been approved by Pennsylvania Department of Community and Economic Development.

Dennis Nero questioned why is it necessary to change the first CDBG proposal which was \$50,000. for each year for ten years? The Manager explained that the Pennsylvania Housing Finance Agency is requesting that the City put \$500,000. up front before the developer's loan can be approved.

Dennis Nero also questioned if the bids for the Senior Center come in under \$500,000. say \$475,000., what would happen to the remaining \$25,000.? The Manager stated the \$25,000. would be returned to the City's CDBG program to be reallocated.

Thomas Farley was concerned that if the City re-allocates the Depot Street Project monies to the Senior Center, would the Depot Street Project still be approved in the future?

Tina Gnan stated the survey for low-moderate income is good for ten years and that the Depot Street Project would be placed in the City's CDBG Applications for 3-5 years as projected projects.

Ms. Gnan noted, for the record, comments were received from David P. Meier, 440 Center Street, regarding the reallocation of the 2005 and 2006 CDBG funding.

Hearing Closed

The Public Hearing was closed at 7:35 p.m.

**CITIZEN COMMENTS ON  
AGENDA TOPICS**

Warren Stewart

Warren Stewart wanted to know who has the Resolutions that are to be considered for adoption, because he would like to see the contents. Manager Greene noted that Council has copies of the resolutions and that resolutions do not have to be published, just ordinances.

Mayor Geyer stated she received an e-mail from a citizen who had comments on these topics and would like to have it entered in the minutes that his comments are on record.

**CITIZEN COMMENTS ON  
NON-AGENDA TOPICS**

Mayor Geyer announced that there will be Citizen Comments on non-agenda topics as there are several concerned citizens present.

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Charlie Meiser Charlie Meiser, 433 Maple Street, expressed his concerns regarding the flooding on Maple Street from sewers backing-up when there is heavy rains.

Joe Tucker Joe Tucker, 415 Maple Street, requested that the City clean the lines.

Dave VanSlander Dave VanSlander, 427 Maple Street, also commented on the flooding problems.

Eileen Williams Eileen William, 424 Maple Street, stated during heavy rains, water actually comes up in the stationary tubs and spills over onto the floor.

Ms. Kronenwetter Ms. Kronenwetter, 430 Maple Street, also complained about the flooding.

Manager Greene stated that the City will check the pipes with cameras to see what is causing the flooding problems.

**LEGISLATIVE ACTION  
Award of Bid**

Demolition of Frey House at 624 Lincoln Avenue

Mayor Geyer stated the following three bids were opened for the demolition of the Frey House, 624 Lincoln Avenue during a public meeting held on August 22, 2006 at 2:00 p.m.:

Bucktail Excavators, Inc.....\$11,487.  
Earthmovers Unlimited, Inc...\$12,347.  
Dobson's Excavating, Inc.....\$13,695.

Manager Greene stated he needed Council to ratify his decision to award the contract to Bucktail Excavators. He felt the City needed to move as quickly as possible and not wait a couple more weeks to only award the bid because of complaints from the neighbors regarding the rat problem.

Thomas Farley made a motion to ratify the Manager's decision to approve the bid for Bucktail Excavators for the house demolition in the amount of \$11,487. The motion was seconded by Mark Kopp and all were in favor.

**Award of Bid  
Reclamation of  
City Roads**

Manager Greene stated the following two bids were opened for the Reclamation of City Roads during a public meeting held on September 7, 2006 at 2:00 p.m.:

Cutting Edge Reclamation, Murrysville, Pa.  
Full Depth Reclamation.....\$222,309.45  
Double Oil & Chip Seal..... 97,632.81  
Total Bid.....\$319,942.26

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E. J. Breneman, Inc., West Lawn, PA  
 Full Depth Reclamation.....\$243,852.84  
 Double Oil & Chip Seal..... 102,674.88  
 Total Bid.....\$346,527.72

Staff recommended that the bid for the 2006 Road Reclamation Project be awarded to Cutting Edge Reclamation, Inc. in the amount of \$319,942.26. The City has \$320,000. available for this project in the 2006 budget and should be able to reclaim all of Rosely Road and South Paul Road.

Steven Skok made a motion to accept the bid from Cutting Edge Reclamation, Inc. in the amount of \$319,942.26, and seconded by Dennis Nero.

Thomas Farley noted that "Request for Bids" were sent to the following five companies: Russell Standard Corp, JMG Enterprises, Cutting Edge Reclamation, E.J. Breneman and Recon. Only two out of the five companies responded.

All voted in favor of the motion to accept the bid from Cutting Edge Reclamation, Inc.

**Consider for Adoption**  
 Resolution No. 06-12  
 re: Policy regarding  
 vacancies on Authorities,  
 Commissions and Boards

Resolution No. 06-12 was presented adopting the procedure for filling vacancies on any Authority, Commission or Board. The City will advertise all vacancies in the local newspaper. Any person applying for a position on any Authority, Commission, or Board will be required to send their letter of interest directly to the City Manager at City Hall. The City Manager will forward all letters received to all Council Members and the effected Authority, Commission or Board. The Authority, Commission or Board will then forward their recommendation to City Council and Council will then review the recommendation for approval and notify the Authority, Commission or Board of their decision.

Dennis Nero made a motion to adopt Resolution No. 06-12, seconded by Sean Gabler, and all were in favor.

Resolution No. 06-13  
 re: DCED proposal for  
 \$500,000. funding for  
 Marienstadt Haus  
 (Housing & Redevelopment  
 Assistance Program)

Resolution No. 06-13 was presented authorizing the filing of a proposal for funds with the Department of Community and Economic Development. The City of St. Marys is desirous of obtaining funds from DCED in the amount of \$500,000. for prevention and elimination of blight. (Marienstadt Haus - Housing and Redevelopment Assistance Program))

Mark Kopp made a motion to adopt Resolution No. 06-13, and seconded by Richard Dornisch.

Dennis Nero noted that the resolution needed to be changed from 625 parking spaces to 144 spaces.

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## Amended Motion

Mark Kopp amended his motion to change the parking spaces to 144, seconded by Richard Dornisch, and all were in favor.

Resolution No. 06-14  
re: DCED application for  
\$500,000. funding for  
Marienstadt Haus  
(HOME Proposal)

Resolution No. 06-14 was presented authorizing the filing of an application for funds with the Department of Community and Economic Development. The City is desirous of obtaining funds from DCED in the amount of \$500,000. for affordable housing activities fundable under Title II of the National Affordable Housing Act of 1990. (Marienstadt Haus - HOME Program)

Dennis Nero made a motion to adopt Resolution No. 06-14 and seconded by Steven Skok.

The Manager explained that the HOME program for 2007 will be for new construction only, not rehab. He stated the City received \$415,000. for the 2006 HOME Program which was used for rehab.

All were in favor of the motion to adopt Resolution No. 06-14.

Resolution No. 06-15  
re: Small Borrowing  
for Capital Purposes  
(\$124,000.)

Resolution No. 06-15 was presented authorizing the small borrowing for capital purposes under Section 8109 of the Local Government Unit Debt Act for the Marienstadt Place (Senior Housing/Senior Center) in the amount of \$124,000. The general obligation note will bear interest at a fixed tax free rate of 5.24%.

Sean Gabler made a motion to adopt Resolution No. 06-15, seconded by Richard Dornisch, and all were in favor.

Resolution No. 06-16  
re: Impact St. Marys  
Elk Creek Park  
Improvement

Resolution No. 06-16 was presented to apply to the Department of Conservation and Natural Resources (DCNR) for a grant for the Impact St. Marys - Elk Creek Park Improvement in the amount of \$25,000. The local share would be \$25,000. for a total project cost of \$50,000.

The project is located along Elk Creek in the City just southwest of Depot Street and just north of Bruxelles Street, which is located to the south of the project site. Requested funds will be used to pay a professional consultant to study the area and develop a master plan for the park including the stream bank stabilization.

Dennis Nero made a motion to adopt Resolution No. 06-16, and seconded by Steven Skok.

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Dennis Nero questioned if this grant application will have any effect on the application being submitted for Kaulmont Park. The Manager explained that there are two types of grants, planning and construction. The City is applying for the planning grant while Kaulmont Park is under the construction grant.

All were in favor of the motion to adopt Resolution No. 06-16.

**Consider for Publication**  
Ordinance No. 222  
Amending the City's  
Administrative Code

Ordinance No. 222 was presented amending the City's Administrative Code Section 174 "Small Contracts". Section 1. is hereby being eliminated only to the extent that it requires the City to obtain quotes on all contracts between \$4,000. and \$10,000. The City will continue to bid all contracts exceeding \$10,000.

Dennis Nero made a motion to publish Ordinance No. 222 and seconded by Sean Gabler.

Michael Mullaney, Public Works Director, explained the need for the amendment to the Administrative Code.

All were in favor of the motion to publish Ordinance No. 222.

**Appointment to the**  
**St. Marys Municipal**  
**Authority**

Mayor Geyer noted that Council received a copy of the ad that was published in the Daily Press for the vacancy on the St. Marys Municipal Authority. Council also received a copy of the resume from Robert M. Bauer and a letter of recommendation from Victor Straub, Chairman of the Municipal Authority.

Dennis Nero made a motion to appoint Robert M. Bauer II as a member of the St. Marys Municipal Authority, seconded by Steven Skok, and all were in favor.

**TOPICS FOR DISCUSSION**  
Fire Dept. Request  
for 4 additional fire  
hydrants

The Crystal Fire Department requested that the City accept the annual fees for four additional fire hydrants at the following locations:

- Grotzinger Road just west of the intersection with Rosely Road
- Bucktail Road near the entrance to the Regional Ambulatory Care Facility
- Bucktail Road at the intersection of Belsole Road
- Stackpole Complex - in front of Accu-Chek Machining, Inc.

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There are funds available in the Fire Hydrant Fund for the additional hydrants at a cost of \$165. per each hydrant per year.

Steven Skok made a motion to accept the recommendation of Michael A. Goetz to install four additional hydrants, seconded by Mark Kopp, and all were in favor.

**Hyett-Palma Study**

Sean Gabler suggested that a discussion be held regarding the Hyett-Palma Study as to whether the City needs a small committee to carry out the recommendations of the study. At the present time City staff, Marienstadt Corp., and the Chamber of Commerce have been performing some of the work.

Richard Dornisch stated he did not see the need for another organization to carry out the provisions of the study.

Dennis Nero stated that previously Council decided that all recommendations concerning the Hyett-Palma Study should be addressed to the City Manager, David Greene.

**Compost Site**

Manager Greene stated he did talk to Bob DeLullo and that Mr. DeLullo would like a long-term contract for the compost site on Wilson Road. He would do leaves, grass clippings, and tree branches. If a long-term contract of 3 to 4 years is approved with his company, he would be willing to finish out the year 2006 for a price of \$11,460. City already paid \$7,700. dollars this year and would owe the balance.

The City would have to bid out the contract and it would be up to Council the length of the contact. City would have to go with an approved site which must be licensed by DEP.

Some farmers would take the leaves but do not want to get involved with DEP, such as providing a plan, and getting a license. DEP would also have to enter their land for inspections.

The Manager also stated there is an area at the airport that could be used for a compost site. A plan would have to be submitted to DEP for their approval.

Onyx Greentree Landfill would take grass and leaves for \$24.50 per ton. They are DEP approved.

Steven Skok felt the City should go with the Manager's recommendation and put the compost site out for bid.

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Thomas Farley was concerned about the complaints of the residents on Wilson Road. He questioned if the City was going to take care of the problem that exists at the compost site? He stated the site does not look like it did when Council took a tour of the site in the spring.

Council agreed that the Manager should go out for bids and that a motion was not necessary.

## COUNCIL COMMENTS

Dennis Nero stated he heard a lot of negative comments regarding the Hometown Festival that it was so small. His opinion as to why the festival was smaller was the cost of the liability insurance.

Thomas Farley noted that a member of the Festival Committee told him that they made more money on the battle of the bands than on the beer booth because of the cost of the beer and liability.

Richard Dornisch felt the success of the festival should not be based on the amount of money made.

Mark Kopp asked to be excused from the next Council Meeting. Dennis Nero has already stated he cannot attend.

Steven Skok thanked the Hometown Festival on the great job they did.

## Two Proclamations

Mayor Geyer read portions of two Proclamations POW/MIA Recognition Day, September 15, 2006 and National Assisted Living Week of September 10-16, 2006.

## ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- Next Council's regular meeting has been rescheduled for Sept. 25, 2006 7:00 p.m.
- City's Fall Clean-up Day will be held on Saturday, Sept. 23, 2006 from 8:00 a.m. to 1:00 p.m.
- Trick or Treat will be held on Saturday, Oct. 28, 2006 from 6:00 p.m. to 9:00 p.m. by porch light invitation.

## ADJOURNMENT

A motion was made by Richard Dornisch to adjourn the meeting.

*Berley Dicklas*  
Recording Secretary

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Mayor