

## CITY OF SAINT MARYS COUNCIL WORKSESSION

December 4, 2006

- CALL TO ORDER** A Council worksession was called to order by Mayor Sally Geyer on Monday, December 4, 2006 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of the meeting was sent to Council on November 30, 2006, posted at City Hall, and published in the Daily Press.
- ROLL CALL** Present: Mayor Sally Geyer, Dennis Nero, Steven Skok, Mark Kopp, Thomas Farley, Richard Dornisch, Sean Gabler, and City Manager David Greene
- VISITORS** Visitors included: Harry Roth, Matt Pfeufer, Mike Lecker, Richard Gabler, Jr., John Schatz, Richard Sadley, Jude Gleixner, Katie Weidenboerner, and Lad Kornacki
- APPROVAL OF MINUTES  
November 20, 2006** Richard Dornisch made a motion to approve the minutes of November 20, 2006 and seconded by Steven Skok.
- Dennis Nero would like the statement, "The motion for free parking passed by majority vote" to read "The motion for free parking from November 23rd thru December 25th passed by majority vote".
- All were in favor to approve the minutes, with the noted amendment.
- PUBLIC HEARING  
Proposed New  
Zoning Ordinance** Mayor Geyer opened the Public Hearing regarding the City's proposed new Zoning Ordinance and turned the meeting over to Harry Roth, Planning Consultant.
- Harry Roth stated he was hired by the City to update the City's Zoning Ordinance. He stated he worked closely with City Staff and the St. Marys Planning Commission. Mr. Roth noted that the St. Marys Planning Commission held their Public Hearing and have officially recommended that the City adopt the proposed ordinance.
- Mr. Roth stated the purpose of this public hearing is to inform the public, obtain citizen input, and to answer any questions concerning the proposed new Zoning Ordinance for the City.
- There were no comments from citizens at this time.
- Dennis Nero noted that corrections need to be made to the cover page of the proposed ordinance.

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Harry Roth recommended that the ordinance be adopted at the December 18th meeting first then after adoption make any necessary minor changes. He noted that if there was a major change in the ordinance, the process would have to start over.

Mr. Roth explained the process he did in preparing the updated ordinance and the "uses" of the ordinance such as: permitted uses; special exceptions; and conditional land uses.

Richard Dornisch questioned if there is enough explanation in the ordinance or will a glossary be needed? Mr. Roth stated the document provides a detailed table of contents, extensive cross referencing, and 32 pages of definitions.

John Schatz,  
St. Marys Planning  
Commission

John Schatz, of the St. Marys Planning Commission, asked if the ordinance is a legal court document? Mr. Roth stated the document is enforceable.

Sean Gabler asked if the document would create the need for fewer Zoning Hearings? Mr. Roth stated the majority of hearings are concerning interpretation problems with the current Zoning Ordinance. However, the new proposed ordinance requires a greater review process, exceptions, and constitutional uses which may require hearings.

Thomas Farley, in his opinion, felt there would be less public hearings, because of the specifics that need to be met according to this document than the previous document.

Dennis Nero stated the new proposed ordinance is a well written document compared to the current ordinance.

Harry Roth offered to hold a meeting with members of the St. Marys Zoning Hearing Board, St. Marys Planning Commission, and City Council. He also felt that the Zoning Board's Solicitor should be present.

Public Hearing  
Closed

Mayor Sally Geyer closed the Public Hearing on the proposed Zoning Ordinance at 7:25 p.m.

**CITIZEN COMMENTS ON  
AGENDA TOPICS**  
Jeff Davidek

Jeff Davidek, of C.S. McKee, gave a presentation to Council concerning the Non-Uniform and Police Pension Funds. He noted that the pension funds increased in total for 2006 to the present.

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**LEGISLATIVE ACTION**

**Consider for Publication:**  
Ordinance No. 226  
re: Parking Regulations

Ordinance No. 226 was presented amending the General Parking Regulations, Chapter 15, Part 4. Thomas Farley made a motion to publish Ordinance No. 226. The motion was seconded by Mark Kopp.

Thomas Farley commended the City Staff on the excellent job they did in reviewing the General Parking Regulations and felt there probably will be more amendments in this ordinance in the future.

All were in favor to publish Ordinance No. 226.

Ordinance No. 227  
re: Zoning Ordinance

Ordinance No. 227 was presented regarding the City's new proposed Zoning Ordinance. Richard Dornisch made a motion to publish Ordinance No. 227, seconded by Steven Skok, and all were in favor.

Mayor Geyer stated the Ordinance will be published in summary and may be viewed in its entity at City Hall, the St. Marys Public Library or the Daily Press.

Request from  
Solicitor French re:  
Seminars

Thomas Farley made a motion to approve the request from Solicitor French to attend the seminars. The motion was seconded by Dennis Nero.

Dennis Nero noted that seven municipalities would be sharing in the cost for the two seminars. The seminars would allow the Solicitor to remain updated in Municipal Law.

All were in favor to approve the Solicitor's request.

**TOPIC FOR DISCUSSION**

Manager Greene stated the City receive a letter from Aqua Pennsylvania, Inc. out of Bryrn Mawr, PA. Aqua America would like to meet with City Council to discuss the mutual benefits that can be achieved should the City contemplate the sale of the Wastewater treatment Plant to Aqua. A copy of an article published in a Chester County paper, cites some of the benefits the City could derive from selling its system to Aqua.

Aqua is the nation's largest U.S.-based, publicly-traded water utility, providing water and wastewater service to approximately 2.5 million residents throughout 13 states.

Thomas Farley had three concerns regarding press releases he found on the internet regarding Aqua America. (1) Aqua America being a holding company. Does this mean if Aqua is a holding company, they buy and sell wastewater systems for profit? (2) Wastewater hauling as opposed

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to wastewater treatment. Would wastewater be hauled to another location? (3) Aqua Wastewater Management, Inc, is a non-regulated subsidiary of Aqua America. Will DEP become involved? Mr. Farley would like more information regarding his questions and concerns.

Council agreed to meet with Aqua America sometime in February or March during a worksession to voice their concerns and ask questions.

**COUNCIL COMMENTS**

Mark Kopp stated a request was received from Russ Braun of the Elk County Solid Waste Authority to set-up a meeting with Council and the Authority. Council agreed to meet with the Authority during the second meeting in January.

**EXECUTIVE SESSION**

An Executive Session was held, at this time, to discuss personnel matters. No action was taken.

**ADDITIONAL  
COUNCIL COMMENTS**

Thomas Farley questioned if the Street Crew will have a third shift this year. Manager Greene stated there will be a third shift.

Thomas Farley also inquired if the City is receiving recommendations from the Authorities, Boards, and Commissions to fill their vacancies.

**ANNOUNCEMENT**

Mayor Geyer made the following announcement:

- Next regular monthly Council meeting will be held on Monday, December 18, 2006 at 7:00 p.m

**ADJOURNMENT**

Dennis Nero made a motion to adjourn the meeting.

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Mayor

*Shirley Dicklas*  
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Recording Secretary