

February 6, 2006

CALL TO ORDER

A Council worksession of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, February 6, 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 on February 2, 2006, posted at City Hall, and published in the Daily Press.

ROLL CALL

Present: Mayor Sally Geyer, Mark Kopp, Thomas Farley, Richard Dornisch, Dennis Nero, Steven Skok, Sean Gabler, and David Greene, City Manager

VISITORS

Visitors included: Greg Patryna, Wayne Bauer, Tina Gradizzi-Gnan, Heather Kopp, Jesse Szymanski, Clare Horchen, Jean Reider, Kris Kronenwetter, Dave Kephart, Patty Kephart, Betty Hanes, Jack Hanes, Joe Muhitch, Blaine Stauffer, Sally Wilson, Mike Geitner, Warren Stewart, Vernon Van Alstine, and Rob Carr

**CITY REMEMBERS
GARY KRAUS**

Mayor Geyer expressed Council's sympathy to the family and friends of Gary Kraus, former Councilman for the St. Marys Borough, who recently passed away.

**APPROVAL OF MINUTES
JANUARY 16, 2006**

A motion was made by Richard Dornisch to approve the minutes of special and regular Council meetings held on January 16, 2006. The motion was seconded by Steven Skok and all were in favor.

**SECOND PUBLIC HEARING
2006 CDBG APPLICATION**

Mayor Geyer opened the Public Hearing for the 2006 CDBG Application turning the meeting over to Tina Gnan, Community and Economic Development Coordinator.

Tina Gnan, Community
and Economic Dev.
Coordinator

Ms. Gnan stated the purpose of the second Public Hearing is to review the proposed 2006 projects. The City's entitlement for 2006 is \$407,580. with \$73,364. being earmarked for program administration leaving a balance of \$334,216. for a wide range of eligible projects and activities.

**Citizen Comments
Clare Horchen,
Senior Center**

Clare Horchen, President of the Senior Center, questioned who would be the owner of the new center and who would run the center? Greg Patryna stated the Marienstadt Place would be the owners and would lease the Senior Center their portion of the building for \$200.00 a month for utilities, except T.V. Cable and telephone. A Manager would be hired to take care of the complex.

Dave Kephart

Dave Kephart asked why the Senior Center never received a written agreement? The agreement will be sent to them in the future once the project plans are finalized.

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Dave Kephart Dave Kephart asked for an explanation regarding the CDBG monies earmarked for the Senior Center. The Manager informed him that \$50,000. per year will be allotted from CDBG monies until a total of \$500,000. is reached.

Councilman Farley Councilman Farley questioned the HOME Program allotment of \$50,000. listed on the City's 2006 CDBG Grant Application under "Housing Rehabilitation". It was noted that CDBG monies cannot be used for the HOME Program.

Tina Gnan Tina Gnan informed Council that the City applied in August, 2005 for HOME monies, but did not receive the grant during the 1st round and that the HOME application will be resubmitted for approval. She also stated the HOME Program is competitive and not an entitlement grant. Ms. Gnan stated the City has no funds to go ahead with the HOME Program, at this time.

Approved Projects After a lengthy discussion, the following projects were approved by City Council:
- Handicap Accessibility at Memorial Park Pool.....\$ 90,000.
- St. Marys Public Library.... 30,000.
- Depot Street..... 164,216.
- Senior Center..... 50,000.
- Administration..... 73,364.
Total\$407,580.

Hearing Closed Mayor Geyer closed the Public Hearing.

CITIZEN COMMENTS ON AGENDA TOPICS

Greg Patryna, Susquehanna Valley Dev. Group re: Impact St. Marys

Greg Patryna, from Susquehanna Valley Development Group, gave a very informative presentation on the Impact St. Marys project. Elderly Housing, known as the "Marienstadt Place", will be constructed in the Depot Street Parking Lot. The three story building will consist of 24 units and will also house a new Senior Center.

Mr. Patryna noted that townhouses, known as the "Marienstadt Haus" are also planned for the Depot Street Parking Lot. The townhouses will consist of twenty three 3-bedroom units located on the second, third, and fourth floor levels with 19 commercial spaces on the first floor.

A parking garage will be constructed south of the Marienstadt Place and the Marienstadt Haus with 624 stalls on three levels.

Adjacent to the parking garage will be two buildings consisting of three floors, one on each side of the garage. Behind these structures there will

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be an Elk Creek Park. In addition to the green area, additional improvements for recreation purposes will be added.

Mayor Geyer suggested that the name of the park be called the "Veterans' Memorial Park" instead of the Elk Creek Park and that it not be a recreation park, because the City already has several recreation parks. She felt it should be just benches and walkways. It was noted that the park plans are just in the preliminary stages and can be changed.

Greg Patryna stated a meeting was held with the owners of the railroad. They have agreed to yield property to the City so Erie Avenue can be extended through to Fourth Street. A decorative fence with five openings will be erected near the tracks.

Mr. Patryna stated that the timeline for project completion is the summer of 2007.

Kris Kronenwetter,
CEC re: Community
College

Kris Kronenwetter, Executive Director of the Community Education Council, gave a presentation on what the Community Education Council of Elk and Cameron Counties have to offer. She stated CEC began its formal operation in 1992. Enrollments in the first year were 460 and last year, they had over 2,000 credit/non-credit enrollments and over 600 individuals participating in enrichment activities. Penn State DuBois and Pitt-Bradford are the lead institutions since the Council started but CEC also works frequently with other institutions.

Ms. Kronenwetter stated CEC purchased the Marienstadt Center in July 2002. At the present time CEC occupies 67% of the building. Two non-profit organizations are also housed in the Marienstadt Center.

Vernon Van Alstine

Vernon Van Alstine expressed his support for a Community College in St. Marys.

TOPICS FOR DISCUSSION
On-Street Parking
changes to Washington
Street

Manager Greene stated a memo was received from Mike Mullaney, Public Works Director, regarding proposed on-street parking changes to Washington St. In the winter, ice builds-up on the road creating a hazardous safety issue. The area in question starts from Rightmeyer Street and includes the entire length of the Presbyterian Cemetery.

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After a brief discussion, Council decided not to change the parking on Washington Street.

Proposed Tapping Fee

Manager Greene stated KLH Engineers calculated and recommended a proposed tapping fee increase for the capacity of the newly constructed capital improvements at the WWTP.

The City currently charges new customers \$1,050.00 plus connection fees to connect into the sanitary sewer system. According to KLH, the maximum allowable total tapping fee is as follows:

- Capacity Component (WWTP).....\$1,281.11
- Collector Component.....1,281.80
- Total allowable tapping fee....\$2,562.91

After a brief discussion, Council decided not to change the City's tapping fees.

Executive Session

An Executive Session was called regarding personnel matters.

Council reconvened

Council reconvened their meeting at this time.

LEGISLATIVE ACTION
Appointment to RDA

Steven Skok made a motion to appoint Joseph Muhitch as a member of the Redevelopment Authority, seconded by Thomas Farley, and all were in favor.

Appointment of
Vacancy Board Chairman

A motion was made by Mark Kopp to appoint Vernon J. Van Alstine as the Vacancy Board Chairman, seconded by Richard Dornisch, and all were in favor.

Appointment to the
St. Marys Zoning
Hearing Board

Thomas Farley made a motion to appoint Stephen K. Herzing as an alternate member of the St. Marys Zoning Hearing Board, seconded by Dennis Nero, and all were in favor.

It was decided to advertise for the other vacancy on the Redevelopment Authority.

Hometown Festival
2006 Festival

Mayor Geyer stated a letter was received from the Hometown Festival Committee. Due to the proposed construction, they are requesting authorization to use the middle section and the Moose Club section of the parking lot plus Depot Street for booth spaces and the entertainment stage. The festival will be held on September 8, 9, and 10, 2006.

Dennis Nero made a motion to approve the Hometown Festival's request and also appoint two Councilmen to meet with the Festival Committee. Motion was seconded by Mark Kopp. After a discussion, Steven Skok and Richard Dornisch were appointed to meet with the Festival. All of Council were in favor.

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Manager David Greene and Michael Mullaney will also meet with the Festival Committee with Steven Skok and Richard Dornisch sometime in March.

Consider for Adoption:
Resolution No. 06-1
re: 2006 CDBG
Application

Resolution No. 06-1 was presented authorizing the Mayor to sign the 2006 CDBG Application on behalf of the City and directs that it be submitted to the Pennsylvania Department of Community & Economic Development by March 3, 2006. Mark Kopp made a motion to adopt Resolution No. 06-1, seconded by Sean Gabler, and all were in favor.

Resolution No. 06-2
Training Grant
Police Department
June 5 & 6, 2006

Resolution No. 06-2 was presented regarding an Application for a Non-Mandatory In-Service Training Grant for the St. Marys Police Department. This resolution covers June 5 and 6, 2006. Steven Skok made a motion to adopt Resolution No. 06-2, seconded by Thomas Farley, and all were in favor.

Resolution No. 06-3
Training Grant
Police Department
June 7 & 8, 2006

Resolution No. 06-3 was presented regarding an Application for a Non-Mandatory In-Service Training Grant for the St. Marys Police Department. This resolution covers June 7 and 8, 2006. Sean Gabler made a motion to adopt Resolution No. 06-3, seconded by Steven Skok, and all were in favor.

City's 2001 Bond Issue

A memo was received from Carol Muhitch, Finance Director, regarding the refinancing of the 2001 Bond Issue. Ms. Muhitch received an update from Mike McCaig of PNC Capital Markets. Upfront savings would be around \$280,000. Ms. Muhitch recommended that the City obtain the services of PNC Capital Markets and that a meeting be set-up with them the week of February 13th.

Thomas Farley made a motion to have PNC Capital Markets refinance the City's 2001 Bond Issue, seconded by Mark Kopp, and all were in favor.

Subdivision Application
North Central
Enterprises,
(Stackpole Complex)

The Subdivision Application for North Central Enterprises, Stackpole Complex, which was not approved by Council at their January 16th meeting, was resubmitted. Corrections to the deed description were to be made.

Thomas Farley made a motion to approve the Stackpole Industrial Complex Subdivision Application with the following exception. On Lot No. 33-AP, fifth paragraph from the top the word "southeastern" needs to be changed to "southwestern". The motion was seconded by Mark Kopp, and all were in favor.

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Union Contract

Richard Dornisch made a motion to approve the negotiated non-uniform contract that was submitted to the union for their approval. The final contract will be submitted to Council on February 20, 2006 for their review and approval. The motion was seconded by Thomas Farley and all were in favor.

COUNCIL COMMENTS

Dennis Nero thanked the City and everyone who sent him get well cards.

ANNOUNCEMENT

Mayor Geyer stated the next Council Meeting will be held on Monday, February 20, 2006 at 7:00 p.m.

ADJOURNMENT

Mark Kopp made a motion to adjourn the meeting, seconded by Thomas Farley, and all were in favor.

Mayor

Shirley Dicklas
Recording Secretary