

## CITY OF SAINT MARYS COUNCIL WORKSESSION

JUNE 2, 2014

**CALL TO ORDER**

A Council worksession of the City of Saint Marys was called to order by Mayor Robert Howard on Monday, June 2, 2014 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 May 29, 2014, posted at City Hall, and published in the Daily Press.

**PLEDGE TO THE FLAG****ROLL CALL**

Present: Mayor Robert Howard, Nedward Jacob, Gary Anderson, Gregory Gebauer, Lou Radkowski, Sally Geyer, Robert Mohr, Manager David Greene and Solicitor Thomas Wagner.

**VISITORS**

Visitors included: Lyle H. Garner, Ken Young, Amy Cherry, Leah and Mike Whiteman, Jeremy Thaxter, Katie Weidenboerner, Colin Deppen, Warren Stewart and Tina Gradizzi.

**APPROVAL OF MINUTES**  
May 19, 2014

Sally Geyer made a motion to approve the minutes of May 19, 2014, seconded by Nedward Jacob.

Gary Anderson commented, as a matter of clarification for the discussion regarding the distribution of liquid fuel funds from Elk County, it was important to note the State Auditor General required Cameron County to distribute liquid fuel funds based on population.

## Motion Passed

All were in favor to approve the minutes of May 19, 2014, except Gary Anderson who abstained.

**SPECIAL PRESENTATION:**  
**President of Penn Highlands Elk**  
**(formerly Elk Regional)**

Rose Campbell, President of Penn Highlands Elk (formerly Elk Regional) presented information regarding the consolidation of Elk Regional Health Center into Penn Highlands Health System. She explained the financial impact of the regulation and reimbursement changes brought about by the Affordable Care Act and the unfunded mandates of the High Tech Act. She also stated business was shifting from inpatient to outpatient care. She explained the plan to adjust for these expected shortages in reimbursements and the shift in business was to position themselves to face these challenges by joining with Penn Highlands Health System. She provided dollar amounts of the beneficial economic impact the local healthcare system has in St. Marys. She stated local control needs to be maintained but at the same time providing access into a healthcare system that can provide the necessary services. She provided a list of included facilities and proposed changes and additional facilities. Recruitment of physicians and mid level providers was a priority. She provided a list of recruited physicians that are already in practice or will be starting this summer.

Council had various questions, comments and concerns and then thanked her for the presentation.

**ADDITIONAL TOPICS FOR DISCUSSION:**

Mayor Howard requested any additional topics of discussion for the agenda.

Gregory Gebauer requested:  
Add  
C. Recent flooding

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D. Financial backing of City Authorities  
E. Wastewater Treatment Plant

Nedward Jacob requested:

Add:

F. Parking Garage Rust

**CITIZEN COMMENTS ON  
AGENDA TOPICS**

There were no citizen comments on agenda topics.

**LEGISLATIVE ACTION:**

Consider for publication: An Ordinance establishing standards and procedures for the management of stormwater for land development in the City, and imposing penalties and violations

An Ordinance establishing standards and procedures for the management of stormwater for land development in the City, and imposing penalties and violations was presented for publication.

Solicitor Wagner explained at the last Council meeting he had reported that he had been contacted by phone by a representative of DEP advising the proposed changes to the ordinance were satisfactory. They were supposed to follow-up with a letter, but he had not received it yet. He suggested the Ordinance be placed on Council's agenda in July for adoption. He confirmed the ordinance presented was in its final form.

Motion Passed

Sally Geyer made a motion to publish the Ordinance establishing standards and procedures for the management of stormwater, seconded by Gregory Gebauer and all were in favor.

Nedward Jacob and Gregory Gebauer both encouraged residents to review and comment on the proposed ordinance.

Solicitor Wagner stated the ordinance would be duly advertised and displayed. He further stated applications for any new development would need to include existing development.

Consider for adoption: Resolution No. 14-8, re: Application to Keystone Communities Planning Grant for Elk Creek Park Feasibility Study

Resolution No. 14-8 was presented for adoption regarding an application to Keystone Communities Planning Grant for Elk Creek Park Feasibility Study in the amount of \$20,000.

Resolution No. 14-9, re: Application to Keystone Communities Façade Grant for the Redevelopment Authority Façade Program

Resolution No, 14-9 was presented for adoption regarding an application to Keystone Communities Façade Grant for the Redevelopment Authority Façade Program in the maximum amount of \$50,000.

Tina Gradizzi explained recently the regional director of the Department of Community and Economic Development (DCED) had visited the area to review the redevelopment district and provided suggestions to the Redevelopment Authority to assist them with moving forward with the redevelopment district.

Motion

Sally Geyer made a motion to adopt Resolution No, 14-8 and Resolution No. 14-9, seconded by Gary Anderson.

Discussion

Lou Radkowski questioned if an Elk Creek Park Feasibility study already existed why was another one

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needed and Ms. Gradizzi responded the study would be reviewed in detail for changes needed, since the hotel project was now moving forward in that area.

Nedward Jacob questioned who would do the new study and if the study is implemented would it need matching funds. Ms. Gradizzi responded the study would be bid out; the last one was performed by Thomas Harley Architects. Before moving forward with any part of the project it would be brought before Council. She also stated the matching funds needed would depend on the funding source.

Gregory Gebauer questioned if the Elk Creek Park Plan was to be done by the former developer and the Manager responded it was a separate grant and project and Sally Geyer agreed.

Robert Mohr was concerned if the recent flooding in that area would affect a park and Manager Greene responded the area being considered for a park was not affected by any flood waters.

Lou Radkowski questioned if the study would encompass all of Depot Street and Ms. Gradizzi responded the study would review any area that they are directed to include.

Motion Passed

All were in favor to approve Resolution No. 14-8 and Resolution No. 14-9.

CDBG Program Income Reuse Plan

Tina Gradizzi explained because the City is a CDBG entitlement community and has received HOME Programs funding, both of which are federal funds, a CDBG program reuse plan must be in place.

Motion Passed

Sally Geyer made a motion to approve the CDBG Program Reuse Plan, seconded by Robert Mohr and all were in favor.

Option Agreement for 43 North St. Marys Street

An Option Agreement for 43 North St. Marys Street was presented for Council's consideration. Ms. Gradizzi explained the Option Agreement was between the City and Hawk Ridge Trading Company to purchase the property located at 43 North St. Mary Street under which closing shall occur on or after January 5, 2017. The purchase price is \$9,500 with limitations and responsibilities listed within the agreement.

Motion

Sally Geyer made a motion to approve the Option Agreement with Hawk Ridge Trading Company for 43 North St. Marys Street, seconded by Lou Radkowski.

Discussion

Lou Radkowski asked the Solicitor if he had drafted the Agreement and Solicitor Wagner responded he did prepare the Agreement.

Ms. Gradizzi commented the property was duly advertised.

Motion Passed

All were in favor to approve the Option Agreement with Hawk Ridge Trading Company for the 43 North St. Marys Street property.

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Award of Bid: Smoke Testing of  
the Gravity Sanitary Sewer  
Collection System (2014:01)

Manager Greene stated City staff recently received bids for the Smoke Testing of the Gravity Sanitary Sewer Collection System. The work for Contract: 2014-01 consists of smoke testing 310,000 LF of sewer lines. The contractor will furnish all labor, equipment, materials, and expertise as required for this project. This project is to be funded through the City's 2014 Inflow and Infiltration line item (08-426-321) of the budget. The total I&I fund budget is \$200,000.

The bids were received on May 28, opened and read aloud at a public meeting.

For this project, five (5) contractors submitted sealed bids. The bid results are as follows:

<u>Contractor Name</u>	<u>Base Bid</u>
1. Pipe Eye Sewer Services Inc	\$ 86,800.00
2. Sewer Specialty Services Co., Inc.	\$133,300.00
3. State Pipe Services, Inc	\$145,700.00
4. Insight Pipe Contracting, LP	\$176,700.00
5. Robinson Pipe Cleaning Co.	\$403,000.00

City Staff has reviewed all the bid documents submitted by Pipe Eye Sewer Services Inc. and everything is in order. It is Travis Skrzypek's recommendation Council award this contract to Pipe Eye Sewer Service, Inc. for \$86,800. The smoke testing is expected to take up to 120 days to complete, weather contingent.

Motion

Sally Geyer made a motion to award the bid as recommended by Travis Skrzypek to Pipe Eye Sewer Services as low bidder, seconded by Nedward Jacob.

Discussion

Robert Mohr questioned if the smoke enters into resident's home who is responsible and Manager Greene responded the contractor is going to work closely with the Fire Department and City Staff to notify the residents ahead of time when the testing will occur. If residents would have smoke enter their house then they also would have sewer gas entering, which is a safety concern. This would also mean they have an illegal connection to the sanitary sewer system.

Council had numerous questions and concerns with the testing and the cooperation and notification of the residents.

Solicitor Wagner commented, in the past, property owners were cooperative.

Gregory Gebauer wanted to be sure if there were residents who were not in compliance and did not cooperate he believed the matter should be brought back to Council as to how it will be handled.

Gary Anderson commented the testing would be beneficial to determining the Inflow and Infiltration.

Nedward Jacob was concerned because during the recent

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flooding the flood waters entered the manholes in Elk Creek and Iron Run. The matter needed to be looked at.

Gregory Gebauer stated he had requested to add WWTP to the agenda for the issues with I & I and the overflow of manholes during the recent flooding. He believed the problem should be fixed immediately.

Gary Anderson stated the problem was because of a surcharge into the system and Manager Greene stated the manhole covers could not be replaced due to the high water.

Motion Passed

All were in favor to award the bid as recommended.

Appointment to the Planning Commission for an unexpired term

Manager Greene explained due to a resignation of a Planning Commission member the following appointment was being requested:

Randy Geci be appointed to the Planning Commission to fill the unexpired term of George Wendel.

Motion Passed

Sally Geyer made a motion to appoint Randy Geci to the Planning Commission, seconded by Robert Mohr and all were in favor.

**TOPICS FOR DISCUSSION:**  
Parking Legislation

Solicitor Wagner explained he had drafted an Ordinance and Resolution that would establish the procedure to set parking meter rates and establish a uniform rate for parking meters. Currently there was nothing within the City Code for either of these issues. He recommended that Council publish the ordinance and could wait on the Resolution that would set the rate. The Ordinance would only establish the procedure for setting parking meter rates.

Motion Passed

Nedward Jacob made a motion to publish the ordinance establishing the procedure to set parking meter rates, seconded by Robert Mohr and all were in favor, except Gregory Gebauer who opposed.

Manager Greene stated the Resolution would be presented once the ordinance was adopted.

Lou Radkowski commented if this was a discussion that Council needed to have then he wanted it to be part of a comprehensive plan to look at the entire parking system including hours and rates by utilizing the data already available.

Council and the Manager had a discussion regarding prior studies.

Lou Radkowski requested information be presented to explain the reason for setting a certain amount for parking meter rates.

Sewer billing software proposal

Manager Greene explained information was previously provided regarding the upgrade of the sewer billing software. The current software is not integrated with the current accounting software and new software could utilize a time efficient bar code scanning system for data

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Congratulations to Colin Deppen

Gary Anderson wanted to congratulate Colin Deppen, reporter from the Bradford Era, for his recent 1<sup>st</sup> place award from the PA Newspaper Association.

**CITIZEN COMMENTS ON  
NON-AGENDA TOPICS**

There were no citizen comments on non-agenda topics.


**ANNOUNCEMENTS**

Mayor Howard made the following announcements:

- The next Council meeting will be Monday, June 16, 2014 at 7:00 p.m. at City Hall.

**ADJOURNMENT**

Gary Anderson made a motion to adjourn the meeting. Meeting adjourned at 9:04 p.m.

  
Recording Secretary

  
Mayor