

April 16, 2007

**CALL TO ORDER**

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, April 16, 2007 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 April 12, 2007, 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, City Manager David Greene, and City Solicitor Stephen French

**VISITORS**

Visitors included: Tina Gnan, Darlene Nortum, Matt Pfeufer, Kurt Nesbitt, Jen Wonderly, Nicole Reed, Fran Pasi, Katie Weidenboerner, Bob Roberts, Richard Sadley, Rick Gabler, Jr., Warren Stewart, Don Fritz, and Vincent Rozzi

**APPROVAL OF MINUTES**  
April 2, 2007

Thomas Farley made a motion to approve the April 2, 2007 minutes and seconded by Dennis Nero.

An amendment was made to the April 2, 2007 minutes. Under "Recycling Truck", Richard Dornisch voted against the motion to apply for the recycling grant.

All were in favor of the motion to approve the minutes of April 2nd, with the approved amendment.

**REPORT ON EXECUTIVE SESSION**

Mayor Geyer stated an Executive Session was held prior to this meeting at 6:00 p.m. to discuss legal issues. No decisions were made.

**SPECIAL PRESENTATION**  
Vincent Rozzi,  
Pashek Associates  
re: Kaulmont Park Plan

Vincent Rozzi, of Pashek Associates, gave a presentation regarding the Kaulmont Park Plan. Mr. Rozzi presented the "Kaulmont Park Sketch Master Plan" to Council.

The plan included the following recommendations and implementations for Kaulmont Park: outdoor skate park; community center; playground; walking trail; ice skating facility; basketball and tennis courts; buffers; and other improvements. The estimated probable construction cost for Kaulmont Park in 2007 is \$1,962,612. Utilizing volunteer labor, donations of materials, and acquisition of grants, costs savings might be attained.

Dennis Nero noted that his name and Steven Skok's name should not be listed under the "Kaulmont Park Committee" in the Master Plan.

**Addition to agenda**

Manager Greene requested that Resolution No. 07-9 be placed on the agenda under Legislative Action, to be considered for adoption.

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CITIZEN COMMENTS ON  
AGENDA TOPICS

There were no citizens comments on agenda topics.

## MANAGER'S REPORT

Manager Greene presented the following report:

- Attended the OEDP meeting in Ridgway on March 21, 2007 to discuss the Airport Industrial Park. City's project to build a multi-tenant building is moving forward. Funding for the project should be available in 2008.
- Carol Muhitch, Charles Bloam & I met with Elk County's Chief Clerk and Commissioners on March 26, 2007 to discuss the software upgrade for the tax office.
- Met with Bob Yoder to discuss Industrial Steel and the parking garage projects.
- On March 29, 2007, attended a meeting in Ridgway held by Senator Scarnati.
- Attended a Parking Authority meeting on April 10, 2007 to discuss plans for downtown.
- April 11, 2007, met with Dave Taylor and David Mastrostefano to follow-up on the request from PHMC to develop historic signage for six places in the City.
- Attended a meeting at Gunner's Restaurant on April 11, 2007 to discuss economic development issues.
- April 12, 2007, attended a LTAP meeting in Ridgway.

## APPROVAL OF EXPENDITURES

Richard Dornisch made a motion to approve the Expenditures Report for the period March 10, 2007 thru April 11, 2007 and seconded by Sean Gabler.

There was a question regarding a payment to Renick Brothers in the amount of \$239.26 on Page 6 and the same entry on Page 10. Manager Greene will check with the Finance Director.

All were in favor to approve the Expenditures Report.

## TREASURER'S REPORT

Mayor Geyer presented the Treasurer's Report as of March 31, 2007. The City is at the end of the first quarter of 2007 and has collected 17.33% of revenue and expended 21.42% of the budget for the General Fund. Last year at this time, the City's revenue was 16.62% of General Fund budget and expended 18.78% of the budget. The City collected 26.54% of its budgeted amount for Earned Income and 15.63% for Real Estate Taxes. Last year the Earned Income was at 24.76%

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and Real Estate Tax was at 17.97%. The Liquid Fuel Tax Fund shows a negative balance. This is the amount owed back to the General Fund for road expenditures for the 1st quarter. The State funding was received on April 1, 2007. Total amount received was \$335,397.02 which will offset the expenditures owed to the General Fund. Of this amount, \$115,000. will pay for the 2nd payment of a 10 year loan on the paving projects completed in 2005.

**LEGISLATIVE ACTION****Award of Bids**

Pipe & Catch Basins  
bid

The following five bids for pipe and catch basins were opened during a public meeting held on April 2, 2007 at 2:00 p.m. at City Hall:

**Chemung Supply, Elmira, N.Y.**- various sizes/prices  
**Catalone Pipe, Penfield, PA** - various sizes/prices  
**KD Pipe, St. Marys, PA** - various sizes/prices  
**Walsh Equipment, Prospect, PA** - various sizes/prices  
**LB Water Service, Stone Borough, PA** - various sizes/prices

Michael Mullaney recommended that the bids for pipe and catch basins be awarded to Catalone Pipe Supply at the 2007 prices.

Dennis Nero made a motion to award the bid to Catalone Pipe, per Michael Mullaney's recommendation, seconded by Mark Kopp, and all were in favor.

Dust Control  
bid

Manager Greene stated three bids for dust control were opened during a public meeting held on April 2, 2007 at 2:00 p.m. at City Hall. Bids were received from Whitaker Roads, Jefferson Paving, and JMG Enterprise.

Michael Mullaney recommended the bids be awarded to the following:

E2/E3 Whitaker Roads.....\$1.37/gal.  
 MC/70 Jefferson Paving...\$2.195/gal.  
 EDP Whitaker Roads.....\$2.02/gal.  
 E-1 Prime Whitaker Roads \$1.57/gal.  
 AEP Whitaker Roads.....\$1.20/gal.  
 Ultrabond JMG Enterprise \$2.00/gal.

Richard Dornisch made a motion to award the bids, per the Public Works Director's recommendation, seconded by Steven Skok, and all were in favor.

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Upon a special request, the Manager explained the following bid results:

E2/E3 Jefferson Paving bid \$1.38/gal. and Whitaker Roads bid \$1.37/gal. Successful bidder was Whitaker Roads.

MC70 Jefferson Paving bid \$2.195/gal. and Whitaker Roads bid \$2.26/gal. Successful bidder was Jefferson Paving.

MC30 Whitaker Roads bid \$2.26/gal. Only bidder.

EDP Whitaker Roads bid \$2.02/gal. Only bidder.

E-1 Prime Whitaker Roads bid \$1.57/gal. Only bidder.

AEP Whitaker Roads bid \$1.20/gal. Only bidder.

Ultrabond JMG Enterprise bid \$2.00/gal. Only bidder.

Stone Bids

The following three bids for stone were opened during a public meeting held on April 2, 2007 at 2:00 p.m. at City Hall:

**Hanson Aggregates, Boalsburg, PA.**  
 2a color (gray).....\$16.70/ton  
 2rc color (brown)....\$16.30/ton  
 #3.....\$19.20/ton  
 Anti-skid.....\$19.00/ton  
 1b .....\$19.00/ton  
 2b.....\$18.00/ton

**New Enterprise, New Enterprise, PA**  
 2a color (gray).....\$15.05/ton  
 2rc color (brown)....\$14.55/ton  
 #3.....\$17.55/ton  
 Anti-skid.....\$17.55/ton  
 1b.....\$17.55/ton  
 2b.....\$17.55/ton

**Bucktail Excavators, St. Marys, PA**  
 2a color.....\$13.95/ton  
 2rc color (brown)....\$13.45/ton  
 #3.....\$16.45/ton  
 Anti-skid.....\$15.95/ton  
 1b.....\$15.95/ton  
 2b.....\$15.95/ton

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Michael Mullaney, Public Works Director, recommended the bid for stone be awarded to Bucktail Excavators at the 2007 prices.

Mark Kopp made a motion to award the stone bid to Bucktail Excavators, seconded by Sean Gabler, and all were in favor.

**Consider for Adoption**  
Ordinance No. 229 re:  
Increase Indebtedness  
for the Airport  
Industrial Park  
Project Site  
(\$1,061,450.00)

Ordinance No. 229 was presented increasing the indebtedness of the City of Saint Marys, by the issue of a General Obligation Note in the amount of \$1,061,450.00 for the development of the Airport Industrial Park Project site, such as: constructing an access road, water/sewage, utilities, excavation, engineering, and inspections.

The loan matches the \$1,061,450.00 grant received from the Commonwealth Finance Agency. The loan is for 20 years at 2% interest. The industrial park will consist of 53 acres and the sale of the lots will pay back the loan. The goal is to create shovel ready industrial sites for factories to be built and thus create jobs.

Sean Gabler made a motion to adopt Ordinance No. 229, seconded by Mark Kopp, and all were in favor.

**Added to Agenda**  
Resolution No. 07-9  
re: DCED grant  
application re  
Industrial Steel & Pipe  
relocation  
(\$150,000.)

Resolution No. 07-9 was presented authorizing the filing of a proposal for funds with the Department of Community and Economic Development in the amount of \$150,000. for the prevention and elimination of blight under Section 4 (c) of the Housing and Redevelopment Assistance Law. A blighted influence exists because of the industrial use of land along Depot Street and the proposed project will prevent further blight and or eliminate the existing influence by assisting with the relocation of Industrial Steel & Pipe Supply Co. to the Industrial Park, completing the environmental cleanup of the site, and revitalizing the community through the development of a parking garage and a mixed use facility at the existing parking area along Depot Street.

Steven Skok made a motion to adopt Resolution No. 07-9, seconded by Thomas Farley, and all were in favor.

**Consider for Publication**  
Ordinance No. 230 re:  
Purchase of three Police  
Interceptors  
(\$92,488.00)

Ordinance No. 230 was presented increasing the indebtedness of the City of St. Marys by the issue of a General Obligation Note in the amount of \$92,488.00 for the purchase of three 2007 Ford Crown Victoria Police Interceptors. The City was

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notified by National City Bank and DCED that Resolution No. 07-7, adopted during the April 2, 2007 Council meeting, must be in ordinance form and therefore published.

Richard Dornisch made a motion to publish Ordinance No. 230, seconded by Dennis Nero, and all were in favor.

Ordinance No. 231 re: Purchase of a truck, truck bed, and roller (\$124,000.00)

Ordinance No. 231 was presented increasing the indebtedness of the City of St. Marys by the issue of a General Obligation Note in the amount of \$124,000.00 for the purchase of a 2008 F550 truck, truck bed, and a street roller for the Street Department. The City was notified by National City Bank and DCED that Resolution No. 07-8, adopted during the April 2, 2007 Council meeting must be in ordinance form and therefore published.

Mark Kopp made a motion to publish Ordinance No. 231, seconded by Sean Gabler, and all were in favor.

**Subdivision Application**  
Mary Dornish & Krieg/  
Slinkosky, Ridgway Rd.

A Subdivision Application was submitted for Mary Dornish and Krieg/Slinkosky, Ridgway Road. This subdivision will divide a 14.5 acre lot from a 67.97 acre parcel for a lot addition to an existing parcel on the Ridgway Road. The new lot is going to be combined into an existing lot owned by Krieg and Slinkosky, so no new building lots are proposed and no buildings are proposed to be built.

Thomas Farley questioned No. 5 under "Notes" on the map. It states the area south of S.R. is zoned R-C, Rural Conservation. The area north of S.R. 120 between S.R. 120 and the Allegheny Railroad, is zoned C-H, Commercial Highway. This note does correspond with the current zoning map.

Sean Gabler made a motion to approve the Mary Dornish Subdivision, seconded by Thomas Farley, and all were in favor.

**TOPIC FOR DISCUSSION**  
City's New Unofficial  
Zoning Map

The St. Marys Planning Commission presented an unofficial zoning map for Council's review and comments. When the new Zoning Ordinance went into effect last year, the zoning map was not changed. The Commission felt that some modifications to the zoning map are in order to better implement the current Zoning Ordinance.

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The following changes to the zoning map were recommended by the Commission via majority vote:

- **Light-industrial:** starting at McGill St. and running west to the City line along State St. north to the railroad ROW and on the south side of State St. from Sugar Hill Rd. to the City line 400 feet to the south from the centerline of State St.
- **Commercial Highway:** the south side of Bruxelles St. beginning at the eastern most edge of the present highway commercial district, extending east to Mertz Ave. and extending south the depth of the parcels with frontage on Bruxelles St. including the parcel with frontage on Bruxelles Street and Mertz Avenue.
- **Commercial Highway:** beginning at the north west border of the present highway commercial zone located at the north west corner of the Erich Bros. parcel, proceeding north along the centerline of Rock St. to the present central business district border; then proceeding east along the central business district border to the centerline of S. St. Marys St.; then north along the centerline to the present border of the central business district; then east along the border of the central business district to the centerline of Chestnut St.; then south along the centerline of Chestnut St. to the intersection of Vine Rd.; then west along the centerline of Vine Rd. to the centerline of S. St. Marys St.; then south along the centerline of S. St. Marys St. to the present commercial highway border; then west along the present commercial highway border to the place of beginning.
- **Residential Suburban:** The Decker's Chapel parcel on S. St. Marys St. to protect its historical value.

The unofficial minutes of the Planning Commission regarding the zoning recommendations were also attached for Council's review.

Matt Pfeufer,  
Zoning Officer

Matt Pfeufer, Zoning Officer, was present to answer any questions Council may have. He explained the following procedure for adopting the new zoning map: Council needs to decide whether to accept, reject, or amend the proposed

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changes; a draft ordinance would need to be prepared; the zoning map must be sent to the Elk County Planning Commission for a 45 day review; present ordinance to Council to be considered for publication; hold a Public Hearing; the districts must be posted at various locations a week before the Public Hearing; Council adopts the ordinance; and the adopted ordinance and map are sent to the Elk County Planning Commission.

After a lengthy discussion, no action was taken at this time.

CITIZEN COMMENTS  
ON NON-AGENDA TOPICS

There were no citizen comments on non-agenda topics.

COUNCIL COMMENTS

There were no comments from Council.

ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- Next Council meeting will be held on Monday, May 7, 2007 at 7:00 p.m.
- Spring Clean-up day will be held on Saturday, May 19, 2007 from 8:00 a.m. to 2:00 p.m.
- Arbor Day Ceremony will be held on Friday, April 27, 2007 at 9:00 a.m. at City Hall. Council Members and citizens are invited to attend.

Mayor Geyer read an excerpt from a letter received from Special Olympics recognizing Charles "Bud" Bloam as an outstanding volunteer giving countless hours of leadership and talent to the Special Olympics Pennsylvania athletes in Elk/Cameron County.

ADJOURNMENT

Thomas Farley made a motion to adjourn the meeting.

*Sally Geyer*  
\_\_\_\_\_  
Mayor

*Shirley Dicklas*  
\_\_\_\_\_  
Recording Secretary