

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

- CALL TO ORDER** A Council worksession of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, August 6, 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 August 2, 2007, posted at City Hall, and published in the Daily Press.
- ROLL CALL**
- Present: Mayor Sally Geyer, Dennis Nero, Thomas Farley, Richard Dornisch, Mark Kopp, Sean Gabler, City Manager David Greene, and City Solicitor Stephen French
- Absent: Steven Skok (excused)
- VISITORS**
- Visitors included: Edna Crawford, Rita Frey, Mary Ann Gregory, Dan Hepner, Fred Haas, John Murone, Warren Stewart, Bill Schutz, Sandy Schutz, Katie Weidenboerner, J. Herzing, Judy Luhr, Paula Hansen, Jason Croyle, Lori Croyle, and Richard Sadley
- APPROVAL OF MINUTES**
July 16, 2007
- Mark Kopp made a motion to approve the minutes of July 16, 2007, seconded by Sean Gabler, and all were in favor, except Richard Dornisch who abstained.
- PUBLIC HEARING**
HOME Program
- Mayor Geyer opened the Public Hearing at 7:02 p.m. and turned the meeting over to Manager Greene.
- Purpose of Hearing
- The purpose of tonight's Public Hearing is to offer citizens the opportunity to comment on the proposed HOME Program and usage of funds by the City.
- The Manager stated the City submitted an application of \$500,000. under the provisions of the HOME Program administered by the Pennsylvania Department of Community and Economic Development. As part of the application process, the City held a public hearing on September 11, 2006. Originally, the HOME funds were planned to be used as part of the funding of the 25 unit Marienstadt Haus Project. However, due to construction phasing and funding priorities, it was decided to revise the application and use the funds for the 26-unit St. Marys Apartments to be located at 74 Erie Avenue. The Marienstadt Haus is still planned but will be moved back until a later date.
- The HOME funds that will be applied for will be administered in accordance with the consolidated plan, the requirements of the National Affordable Housing Act of 1990, the final HOME Rule 23 CPR 92, September 16, 1996 and the May 28, 1997 Streamlining to the Final Rule. The activities eligible in the program will include but limited to at least one of the following objectives:

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

- a. Assist low income and low to moderate income renters.
- b. Assist the City of St. Marys to maintain and improve the quality of housing.
- c. Assist the City of St. Marys to leverage other funds for affordable housing.

Of the \$500,000. total project dollars to be applied to the 2008 HOME program by the City of St. Marys, an amount of approximately \$470,000. or 94% has been proposed to directly benefit low and moderate income persons of the City by paying the development soft costs and thus reducing the monthly rental rates. \$30,000. or 6% is being proposed for program administration including the final project audit.

The attended use of the building will be a mixed use building as part of the redevelopment of 74 Erie Avenue and creation of 26 new affordable housing units with 3 units dedicated to individuals or families with less than 80% of median household income.

There will be 6 one-bedroom apartments with balconies at \$575.00 per month and 20 two-bedroom apartments with balconies at \$750.00 per month. The first floor will be commercial space with the apartments on the 2nd and 3rd floor. There is adequate accessibility, transportation, and site lighting. Construction is estimated to begin in October, 2007.

The Manager then opened the hearing for citizen comments.

Warren Stewart

Warren Stewart expressed his concerns regarding low income housing not being in the original plan for the "Impact St. Marys" and the constant changes to the plan.

The Manager explained that the proposed St. Marys apartments will be affordable housing units. The Marienstadt Haus (townhouses) cannot be constructed until the Marienstadt Place (Senior Housing) is completed and occupied because part of the funds for the townhouses comes from the Pennsylvania Housing Finance Agency. The St. Marys Apartments will be constructed next to the Marienstadt Place with Career Link moving into the 1st floor commercial space. The Career Link building will then be torn down. The Marienstadt Haus (townhouses) will be constructed from the Marienstadt Place (Senior Housing) to Fourth Street.

CITY OF SAINT MARYS COUNCIL WORKSESSION

227

August 6, 2007

Warren Stewart also questioned the HOME program's funding. The Manager explained that two applications for the HOME program have been submitted, one for housing and one for new construction.

Dennis Nero noted that the City received \$415,000. for the HOME Program in 2005 for rehab.

Mr. Stewart once again expressed several of his opinions regarding the proposed program.

Mary Ann Gregory

Mary Ann Gregory questioned the status of the Senior Housing building. She submitted a pre-application for an apartment. The Manager stated a full application will be forwarded to applicants, by the developer, possibly within the next 30 days.

Dan Hepner

Mr. Hepner questioned who will be monitoring the project. Solicitor French informed him that in most projects such as these, the agencies appoint an engineer to watch over the project and that they better be built to the plans and drawings or they will not get funded. The City also has their own inspectors. The Manager added all the grants and loans will be audited by the State.

Mr. Hepner also asked who will set the rate increases on the apartments? The Manager replied this is the developer's responsibility.

Dan Hepner asked if the City will be getting monthly reports from the developer? The Manager noted he does not get monthly reports but he talks daily to the developer.

Mr. Hepner asked how much money was spent to date? The Manager replied the information he sent to you today has a dollar-for-dollar breakdown on how the money will be spent and that the City does not know how much money was spent to date.

Councilman Richard Dornisch was concerned about the time lapse in which parking will not be available for the downtown merchants. He also felt the City should be responsible for the oversight of the Federal and State grants not the developer.

Hearing Closed

The Manager closed the Public Hearing at 7:33 p.m.

**CITIZEN COMMENTS
ON AGENDA TOPICS**
Warren Stewart

Warren Stewart asked about the parking in the downtown area. The Manager explained that the St. Marys Apartments will be constructed in the "permit parking" section of the Depot Street Parking lot and that the permit parking will be moved to the other side of the Career Link building.

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

Moving the permit parking was decided by the Parking Authority during their last meeting.

Bill Schutz

Bill Schutz was concerned about the heavy truck traffic on West Eschbach Road due to residential construction at the end of the road.

Jason Croyle

Jason Croyle also spoke regarding the truck traffic, noise, dirt, and the time length of the construction on West Eschbach Road. He also noted residents were concerned about the environmental and health issues due to the construction. Solicitor French stated DEP should be contacted regarding any environmental concerns not the City.

Dennis Nero questioned the Solicitor if the City could have the individual clean-up the road. The Solicitor replied if the individual is creating a hazard on the road then he would be responsible for clean-up.

LEGISLATIVE ACTION

Consider for Adoption
Resolution No. 07-13
re: Vehicle Purchasing
Program

Resolution No. 07-13 was presented authorizing the City to participate in the Central Westmoreland Council of Government's Vehicle Purchasing Program, as set forth in an Agreement for Participation dated March 28, 2005, and to continue to participate until further notice.

Dennis Nero made a motion to adopt Resolution No. 07-13. The motion was seconded by Mark Kopp.

The Manager stated he could not find the annual membership fee to participate in the agreement. He will find out the fee and report back to Council.

Motion Passed

All were in favor to adopt Resolution No. 07-13.

Consider for Publication
Ordinance No. 234 re:
Lease Rental Debt for
\$1,061,450.00 for the
development of the
Airport Industrial
Park

Ordinance No. 234 was presented authorizing the incurrence of lease rental debt by the City pursuant to the execution and delivery of a Guaranty Agreement with the St. Marys Airport Authority and the Commonwealth Financing Authority; authorizing the execution and filing of a debt statement and approval request with the Pennsylvania Department of Community and Economic Development.

The Manager stated the City originally passed an Ordinance for the loan but it never was put into effect. When we sent the documentation to DCED, they wanted the City to "guarantee" the loan with the St. Marys Area Airport Authority being the borrower. The City is backing the loan with the land and that no tax dollars would be used.

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

Thomas Farley made a motion to publish Ordinance No. 234. The motion was seconded by Richard Dornisch.

Dennis Nero noted that there are no tax dollars involved. The airport land is the collateral.

Motion Passed

All were in favor to publish Ordinance No. 234.

Commitment Letter
from the Commonwealth
Financing Authority

Manager Greene read a letter from the Commonwealth Financing Authority to the Airport Authority confirming their commitment letter dated December 9, 2005. The borrower of the loan will now be the St. Marys Area Airport Authority, with the City of St. Marys guaranteeing the loan.

Thomas Farley made a motion authorizing Manager Greene to sign the commitment letter, seconded by Dennis Nero, and all were in favor.

Planning Module
Sam Shefcyk,
Taft Road

The Planning Module Application for Sam Shefcyk was corrected and resubmitted to Council for their approval. The sewage disposal testing is for lot 2 not lot 3 as previously listed. The map also shows the testing on lot 2.

Dennis Nero made a motion to approve the Planning Module for Sam Shefcyk. The motion was seconded by Sean Gabler.

Paula Hansen,
Citizen

Paula Hansen questioned the location of the module. She was informed that it is on Taft Road and that it is a sewage planning module.

Motion Passed

All were in favor to approve the planning module application for Sam Shefcyk.

TOPICS FOR DISCUSSION
Changes to City
Ordinance Chapter 15

Manager Greene read a memo from Michael Mullaney, Public Works Director regarding changes to Chapter 15, Sections 501 & 502 and Section 402, Part B.

Mr. Mullaney also noted the old Ordinance No. 207 was improperly entered into the Code Book and several changes were excluded. This needs to be corrected. This is why mistakes were found in the Code Book. The new proposed changes will simplify the On-Street Metered Parking Ordinance.

Thomas Farley requested that the following two changes be made to the ordinance before it is published:

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

SECTION 501

No. 4 Depot Street South side from South Michael Street to second entrance in to the Municipal Parking Lot. This should be south side from South Michael Street to 214 Depot Street.

Second Page, second sentence No rates will be required on Federal Holidays. Mr. Farley felt the Federal Holidays should not be defined. No need to list each day.

Richard Dornisch made a motion to have a draft ordinance prepared, with the noted corrections presented by Councilman Farley. The motion was seconded by Sally Geyer.

Dennis Nero asked if anything needs to be done with Ordinance No. 207. Solicitor French replied just amended.

Motion Passed

All were in favor to have a draft ordinance prepared with corrections.

Announcement of Zoning Map Change re: Corner of Mill and McGill Street

A memo was received from Matthew Pfeufer, Zoning Officer. He noted one rezoning recommendation from the St. Marys Planning Commission was omitted from the original memo sent to Council earlier this year. The recommendation involves three parcels of land on the south side of West Mill Street in between the railroad tracks and the intersection with McGill Street. These parcels are currently zoned "Residential Urban" and the Planning Commission is requesting the zone be changed to "Central Business".

Mr. Pfeufer requested that this recommendation be announced during tonight's meeting and then be discussed by Council during their regular meeting held on August 20, 2007. He felt this should provide ample notice to the residents of the area to prepare arguments for or against the proposal.

Council agreed that the zoning map change for the corner of Mill and McGill Street will be discussed at the August 20th Council meeting.

Rescheduled Council's September Worksession

Council's September worksession has been rescheduled for Tuesday, September 4th at 7:00 p.m. because of Labor Day falling on Monday.

August 6, 2007

COUNCIL COMMENTS

Dennis Nero asked to be excused from the August 20th meeting. He has employment requirements and will be out of town.

Mark Kopp expressed his discontent about a recent news article in the Daily Press regarding contamination in the City's recycling roll-offs. He felt the County's Recycling Coordinator Bekki Titcher owes the residents of St. Marys an apology. He stated what was published was absolutely wrong. Mr. Kopp also noted Council should move on the recycling issue as soon as possible. He suggested the City cut back on the items being collected curbside. DEP requires the City to collect three items. Council should come-up with a list of possible items, pick three, and discuss it with the hauler. The City should not wait until November to change the routing.

Sean Gabler expressed his concerns regarding the recent news article. He noted that St. Marys residents are also Elk County taxpayers. It is not known who put the contamination in the roll-offs. It could be someone from another municipality in the County or another County or it could be one or two residents of the City. He also felt the citizens of St. Marys deserve an apology.

Dennis Nero noted the Manager is in the process of meeting with the haulers. The Recycling Task Force Committee will recommend a plan and present it to the City Manager. Mr. Nero also agreed, the City cannot wait until November to set-up new routes.

Richard Dornisch added that Bekki Titchner has been unfairly abrasive, but that she is up against a reduction in funding. He stated she has enough problems keeping that agency alive with the reduction of services and money and felt the City should back off.

Manager Greene stated at the last Recycling Task Force meeting, he indicated the City would appoint a Recycling Coordinator.

Recycling Coordinator appointed

Mark Kopp made a motion to appoint Tina Gnan as the City's Recycling Coordinator, seconded by Sean Gabler, and all were in favor.

ANNOUNCEMENT

Mayor Geyer made the following announcement:

- Next Council meeting will be held on August 20, 2007 at 7:00 p.m.

CITY OF SAINT MARYS COUNCIL WORKSESSION

August 6, 2007

ADJOURNMENT

Mark Kopp made a motion to adjourn the meeting.

Mayor

Shirley Dicklas
Recording Secretary