

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 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, December 17, 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 December 13, 2007, posted at City Hall, and published in the Daily Press.

**ROLL CALL**

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

**VISITORS**

Visitors included: Rick Gabler, Jr., Jack Gabler, Jeremy Gabler, Dan Hepner, and Richard Sadley

**APPROVAL OF MINUTES**  
December 3, 2007

Richard Dornisch made a motion to approve the minutes of December 3, 2007, seconded by Sean Gabler, and all were in favor.

**PUBLIC HEARING**  
City's 2008 Budget

Mayor Geyer opened the Public Hearing regarding the City's 2008 Budget and turned the hearing over to Manager Greene.

Manager Greene explained the estimated summary for the 2008 City Budget, as follows:

**General Fund**

Revenues..... \$5,533,516.  
Expenditures...\$5,533,516.

**Street Lighting Tax Fund**

Revenues..... \$123,600.  
Expenditures... \$123,600.

**Fire Protection Fund**

Revenues.....\$344,122.  
Expenditures...\$344,122.

**Recreation Board**

Revenues.....\$523,485.  
Expenditures...\$523,485.

**Library Fund**

Revenues.....\$121,992.  
Expenditures...\$121,992.

**Ambulance Fund**

Revenues.....\$21,073  
Expenditures.....\$21,073.

**Fire Hydrant Fund**

Revenues.....\$50,980.  
Expenditures....\$50,980.

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

**Debt Fund**

Revenues.....\$730,016.  
Expenditures....\$730,016.

**Sewage Treatment Fund**

Revenues.....\$2,725,232.  
Expenditures..\$2,725,232.

**No Citizen Comments**

There were no citizen comments regarding the 2008 Budget.

**Hearing Closed**

Thomas Farley made a motion to close the hearing, seconded by Steven Skok, and all were in favor.

**CITIZEN COMMENTS ON AGENDA TOPICS**

There were no citizen comments on agenda topics.

**MANAGER'S REPORT**

Manager Greene presented the following report:

- Attended the Recycling Task Force meeting on November 15th.
- Attended a special meeting of the Parking Authority on November 26th for the purpose of adopting a resolution to sell a portion of the Depot Street Parking Lot to Bob Yoder.
- November 27th, Carol Muhitch and I met with Bob Ayoob to discuss plans for the parking garage.
- Carol Muhitch and I met with Joe Tremarki from Commonwealth Bank on November 28th. Mr. Tremarki presented the City with a framed map of St. Marys.
- On December 3rd, attended the "Path to Prosperity" summit in Harrisburg, working together for regional cooperation in PA.
- December 11th, Carol Muhitch and I met with C.S. McKee to review the status of our municipal pensions.

**APPROVAL OF EXPENDITURES**

Sean Gabler made a motion to approve the Expenditures Report for the period November 10 through December 13, 2007, seconded by Mark Kopp, and all were in favor.

**TREASURER'S REPORT**

Mayor Geyer presented the Treasurer's Report as of November 30, 2007. The revenue collected for the General Fund is at 96.5% of the budget or \$5.3 million. Last year in November, the City was at 93% of the budget and for 2005 revenue was at 88% of the budgeted amount. The expenditures for the General Fund is at 96.5% of the budget, last year the City spent 83%, and in 2005 82%. Benchmark would be at 91.6%. The remaining funds are staying well within their budgeted amounts.

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

**LEGISLATIVE ACTION  
CONSIDER FOR ADOPTION**  
Ordinance No. 237 re:  
Levy & Assessment of  
2008 Taxes

Ordinance No. 237 was presented providing for the levy and assessment of taxes for the City of St. Marys for the fiscal year 2008. Manager Greene noted the tax millage did not increase and will remain the same as last year.

Thomas Farley made a motion to adopt Ordinance No. 237, seconded by Mark Kopp, and all were in favor.

Resolution No 07-23  
re: 2008 Budget

Resolution No. 07-23 was presented adopting the 2008 budget for the various funds for the City for the fiscal year 2008.

Mark Kopp made a motion to adopt Resolution No. 07-23, seconded by Steven Skok, and all were in favor.

The budget will be placed on display for ten days at City Hall and the St. Marys Public Library.

Resolution No. 07-24  
re: Sewage Rate Increase

Resolution No. 07-24 was presented to increase the sanitary sewer base rate \$2.00 per month. Currently the base rate is \$15.00 per month. Effective January 1, 2008, the base rate would be \$17.00 per month. The funds will be dedicated to the Sanitary sewage system Reserve Fund to address the City's "Inflow and Infiltration" of non-sewage water into the sanitary sewer collection system and the Wastewater Treatment Plant.

Richard Dornisch made a motion to adopt Resolution No. 07-24, seconded by Thomas Farley, and all were in favor, except Sean Gabler who opposed. The motion passed by majority vote.

Resolution No. 07-26  
re: Request for  
additional funding  
from DCED (\$350,000.)

Resolution No. 07-26 was presented authorizing the filing of a proposal for funds with the Department of Community and Economic Development. The City has obtained \$150,000. and is desirous of obtaining additional funds from DCED in the amount of \$350,000. for the prevention and elimination of blight.

Manager Greene stated \$150,000. and the additional \$350,000. for a total of \$500,000. is for the Canadensis Building, which will be built in the middle section of the Depot Street Parking Lot. A resolution was adopted by the Parking Authority to sell that portion of the lot to Canadensis Associates. They do have ownership of the property. The \$500,000. HRA funds and \$500,000. HOME funds will go toward the construction of this building.

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

The \$500,000. HRA money is a grant to the City and a loan to Canadensis Associates. When the loan is paid back to the City, the funds are to be used for elimination and blight and other projects throughout the City.

Sean Gabler made a motion to adopt Resolution No. 07-26, seconded by Mark Kopp, and all were in favor.

Resolution No. 07-27 was presented for a Plan Revision and New Land Development for Karl Geci, 723 N. St. Marys Road. Also attached was a Sewage Facilities Planning Module for Mr. Geci.

Manager Greene explained that the planning module component 3 is used for approval of a Small Flow Treatment Facility (SFTF). A SFTF is basically a small version of a wastewater treatment plant, and completely sanitizes and disinfects wastewater generated by a residence. The approval process for SFTFs is more involved than typical on-lot sewage disposal methods because of the maintenance and operation of such a system. The first step in municipal approval of the SFTF application requires a revision to the City's Act 537 Plan via a resolution because the Act 537 Plan does not identify SFTFs as a sewage disposal method.

Dennis Nero made a motion to approve the Karl Geci planning module (Resolution No. 07-27). The motion was seconded by Thomas Farley.

Dennis Nero noted that if the system needs any future repairs, Karl Geci agreed this would be his responsibility but is he responsible for any discharges? The Manager stated he is not sure who would monitor the outflow from the plant. This application must be sent to DEP for their approval.

All were in favor to adopt Resolution No. 07-27.

Ordinance No. 238 was presented to increase the indebtedness of the City by the issue of a General Obligation note in the amount of \$5,500,000. for the St. Marys Downtown Revitalization Project.

Dennis Nero questioned how the interest would be paid. Manager Greene stated it is included in the \$5,500,000.

Resolution No. 07-27  
re: Plan Revision  
for New Land  
Development for  
Karl Geci

Motion Passed

Ordinance No. 238 re:  
Increasing the debt  
\$5,500,000. for the  
St. Marys Downtown  
Revitalization

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

The Manager noted the City just received today from Harrisburg, the contract for the \$1,500,000. funding.

Mark Kopp made a motion to adopt Ordinance No. 238, seconded by Steven Skok, and all were in favor.

**Consider for Publication**  
Ordinance No. 239  
re: Crestview Road

Ordinance No. 239 was presented laying out, opening and adopting Crestview Road as a public street in the City of St. Marys, PA, and fixing and regulating the width and grades thereof.

Dennis Nero made a motion to publish Ordinance No. 239, seconded by Sean Gabler, and all were in favor.

**Wage & Benefit Schedule for Administrative Employees**

The Wage Schedule establishing certain wage rates, salaries and benefits for City offices and positions of employment for the year 2008 was presented. These being City staff non-union employees.

Dennis Nero made a motion to approve the Wage Schedule for 2008. The motion was seconded by Richard Dornisch.

Dennis Nero noted the schedule just shows 2 1/2% increase for this year.

Steven Skok stated No. 5 on the 2nd page has one too many "0"s.

Motion Passed

All were in favor to approve the Wage & Benefit Schedule for Administrative Employees.

**Subdivision Applications**  
Parking Authority and B&P Railroad  
Land Swap

A minor Subdivision Application was presented proposing a land swap between B&P Railroad and the Parking Authority for the construction of a through road from LaFayette Street to Fourth Street. B&P will receive Parcel 1 with .031 acres and the Parking Authority will receive Parcel 2 at .106 acres. Both new lots will be consolidated into the existing lots. No new building lots will be created.

Thomas Farley made a motion to approve the land swap between the Parking Authority and the railroad, seconded by Dennis Nero, and all were in favor.

John & Sandra Gabler,  
Kay Fork Road

A minor Subdivision Application was presented for John & Sandra Gabler. The application proposes to divide a 5.34 acre lot from a 53.7 acre parcel for

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

the purpose of a new single family dwelling with an on-lot sewage disposal system. The Sewage Planning Module was approved by Council on December 3, 2007. The residual parcel is 48.36 acres. A 2.00 acre lot was previously subdivided in 2003 for a single family dwelling.

Mark Kopp made a motion to approve the Minor Sub-division Plan for John & Sandra Gabler, seconded by Steven Skok, and all were in favor.

Fidelis Hasselman and Patricia Sherry, Hummingbird Lane

A major Subdivision Application was presented for Fidelis Hasselman and Patricia Sherry for Hummingbird Lane. This subdivision proposes to divide a 12 acre lot from a 77.29 acre parcel to be used as a lot addition to a neighboring parcel. The residual lot will be 65.39 acres and will remain vacant. No new building lots will be created as a result of this subdivision.

Manager Greene stated there was no deed description for the residual lot. The subdivision ordinance does not require residual parcels that exceed 50 acres to be surveyed. The surveyor stated he can not write a deed description for a property he did not survey. Language will be added to the residual deed description that the 12 acre lot will be "Excepted and Reserved" from the original parcel.

Sean Gabler made a motion to approve the Sub-division Application for Fidelis Hasselman and Patricia Sherry, seconded by Thomas Farley, and all were in favor.

TOPICS FOR DISCUSSION

There were no topics for discussion.

CITIZEN COMMENTS ON NON-AGENDA TOPICS

There were no citizen comments on non-agenda topics.

COUNCIL COMMENTS

Thomas Farley wished everyone a Merry Christmas and a Happy New Year and good luck to Mr. Kopp on any future endeavors that he might be looking forward to.

Dennis Nero also wished everyone a Merry Christmas and he reminded Mr. Dornisch and Mr. Skok, a hard copy of the manager's evaluation is still needed for Council's approval.

Mark Kopp stated it was an interesting four years, he learned a lot, and that there will be no more phone calls.

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

December 17, 2007

ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- Councils' reorganizational meeting will be held on Monday, January 7, 2008 at 7:00 p.m.
- At this time, the Mayor presented a plaque from the City to out-going Councilman Mark Kopp for his years of service.

ADJOURNMENT

Thomas Farley made a motion to adjourn the meeting.

---

Mayor

*Shirley Dicklas*  
Recording Secretary