

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

February 18, 2008

CALL TO ORDER

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, February 18, 2008 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 14, 2008, posted at City Hall, and published in the Daily Press.

ROLL CALL

Present: Mayor Sally Geyer, Dennis Nero, Thomas Farley, Steven Skok, Richard Gabler, Jr., Sean Gabler, City Manager David Greene, and City Solicitor Mark Jacob

Absent: Richard Dornisch (excused)

VISITORS

Visitors included: Warren Stewart, Daniel Hepner, Tina Gradizzi, Rita Frey, and Mary Ann Gregory

APPROVAL OF MINUTES
February 4, 2008

Richard Gabler made a motion to approve the minutes of February 4, 2008, seconded by Steven Skok, and all were in favor, except Dennis Nero who abstained.

SECOND PUBLIC HEARING
Elk Creek Park
Master Plan

Mayor Geyer opened the second Public Hearing regarding the Elk Creek Park Master Plan at 7:02 p.m. and turned the hearing over to Manager Greene.

Manager Greene presented the master plan for the park noting that essentially nothing has changed from the first Public Hearing. He stated a meeting will be held in March which will be open to the general public and later the plan will be presented to the Recreation Board.

Manager Greene explained that the "Life Trails" are a series of exercise stations that will be located throughout the park. These stations will also allow residents to warm-up before entering the "Rails to Trails" to Emporium which will eventually be connected to the park. The park will have an elk statue, water fountain, and a bandstand shelter. He also noted several chainsaw carvers are interested in contributing to the park.

Warren Stewart,
Citizen

Warren Stewart felt there should be more walkways across the creek. Manager Greene stated one bridge leads to Fourth Street and possibly another bridge could provide access to Brusselles Street from the park.

It was noted a right-of-way would be needed to erect a bridge to Brusselles Street and that the City would also need DEP's approval.

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Hearing Closed

There being no further comments, Sean Gabler made a motion to close the hearing, seconded by Dennis Nero, and all were in favor. The hearing was closed at 7:05 p.m.

CITIZEN COMMENTS ON
AGENDA TOPICS

Warren Stewart asked to speak later regarding the Canadensis Building.

MANAGER'S REPORT

Manager Greene presented the following report:

- Attended the North Central Board of Directors meeting on January 23rd in Ridgway.
- January 24th, Senator Scarnati & I met with OSRAM/Sylvania officials to discuss future plans for the Washington St. facility.
- Attended the Zoning Hearing Board meeting on January 30th.
- January 31st, attended the pre-bid meeting for the St. Marys Airport Industrial Park Project.
- Attended the ribbon cutting ceremony of the bio-mass heating system on February 4th at the ERHC.
- Tim Brennan & I met with Windstream to discuss telecommunications for Airport Industrial Pk.
- February 11th, attended the ground breaking ceremony for the new Canadensis Building.
- Met with Tom Harley to review the tentative construction plan for the parking garage.
- On February 13th, City staff & I met with the City Solicitor to review various City projects.
- February 14th, attended the bid opening for the St. Marys Airport Industrial Park Project.

APPROVAL OF EXPENDITURES

Thomas Farley made a motion to approve the Expenditures Report for the period January 19, 2008 thru February 15, 2008, seconded by Dennis Nero, and all were in favor.

TREASURER'S REPORT

Mayor Geyer presented the Treasurer's Report as of January 31, 2008. Revenue for the General Fund is at .29% of the budget and expenditures are at 5.46% of the budget for January. Last year, at this time, the City collected 2.23% of the budget in revenues and expended 5.16%. Revenue will be low for the first few months of the year due to the real estate bills not being mailed until March 1st.

LEGISLATIVE ACTION
Award of Bid
St. Marys Airport
Industrial Park

Manager Greene stated eight bids were received for the St. Marys Airport Industrial Park. The bids were opened during a public meeting held on February 14, 2008. The low bid was \$2,056,684.50 and the high bid was \$3,489,642.00. The Manager stated the City has \$1,858,327.97 available for the project and requested that Council reject all bids and readvertise the project. The time frame of the contract will be extended and addendums will be added to delete items, if necessary.

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1st Motion

Dennis Nero made a motion to reject all bids and readvertise the project. The motion was seconded by Thomas Farley.

Solicitor Jacob felt the motion should include the amendments stated by the Manager.

Amended Motion

Dennis Nero amended his motion to include the amendments the Manager mentioned. Thomas Farley seconded the amended motion and all were in favor.

Consider for Adoption
Resolution No. 08-3
Amending the Fee

Resolution No. 08-3 was presented amending Resolution No. 04-3 pertaining to the City of Saint Marys Fee Schedule.

Manager Greene stated the following amendments were made to the Fee Schedule:

- The Building Permit Fees are now listed. Previously, the fee for a building permit was imposed and set pursuant to the current fee schedule imposed by Guardian Inspection Services.
- The base rate for sewer bills shall hereafter be increased from \$15.00 to \$17.00 per month for each water meter connected to the sanitary sewer system.
- The sewer tapping fee for EDUs shall hereafter be restated as follows:
 - 1 to 3 EDUs = \$1,050.
 - 4 or more EDUs = \$500. per EDU
 - Maximum tapping fee per connection = \$11,650.

Mayor Sally Geyer made a motion to adopt Resolution No. 08-3, seconded by Steven Skok, and all were in favor.

Resolution No. 08-4
re: 2008 CDBG
Application

Resolution No. 08-4 was presented authorizing the filing of the Community Development Block Grant application to DCED for 2008.

Tina Gradizzi, Community and Economic Development Coordinator, explained since Council received their copy of Resolution No. 08-4, an additional \$75.00 was received from DCED increasing the total allotted to \$363,547. The \$65,000. for administration will remain the same leaving a balance of \$298,547. for eligible projects and activities.

Sean Gabler made a motion to adopt Resolution No. 08-4, seconded by Richard Gabler, and all were in favor.

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Resolution No. 08-5
re: DCED Grant
Application for
Benzinger Park
(\$50,000.)

Resolution No. 08-5 was presented authorizing the filing of a DCED grant application, on behalf of the St. Marys Recreation Board, in the amount of \$50,000. to be used towards lighting, a restroom, and fencing at Benzing Park.

Tina Gradizzi stated the \$50,000. DCED grant would be combined with a \$25,000. grant that a couple of residents secured from Lowe's for materials to construct the restroom at Benzing Park which will be located near Vine Road.

Ms. Gradizzi explained the money would be used for three projects: the restroom; lighting on the walkway in the back of the park; and fencing for the softball field.

Dennis Nero questioned if the \$50,000. was a matching grant? Ms. Gradizzi responded it is not a matching grant, however, the funds from Lowe's will be helpful.

Steven Skok made a motion to adopt Resolution No. 08-5, seconded by Thomas Farley, and all were in favor.

**Land Development
Application**
Canadensis Building

Warren Stewart,
Citizen

Warren Stewart inquired about the store fronts on the first floor of the Canadensis Building, the parking, the lampposts, how many tenants are in the Marienstadt Place, and where are the contractors for the new building going to park their vehicles during construction.

Steven Skok also inquired about the parking spaces at the Canadensis Building. Manager Greene noted the parking situation needs further study.

A Land Development Application was received from Canadensis Associates, Erie Avenue for the proposed St. Marys Apartments. The 1st floor of the three story building will be commercial and the 2nd and 3rd stories will be residential.

Richard Gabler made a motion to approve the Land Application for Canadensis Associates, seconded by Sean Gabler, and all were in favor.

Executive Session
re: T.V. Franchise
Agreement

An Executive Session was held, at this time, with Solicitor Jacob regarding the T.V. Franchise Agreement.

Reconvened

Council reconvened their meeting. Mayor Geyer stated legal issues were discussed with the Solicitor.

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Disbanding the
Administrative
Committee

Richard Gabler made a motion to authorize the City Manager to go into negotiations with Zito Media, seconded by Dennis Nero, and all were in favor.

Dennis Nero made a motion to disband the Administrative Committee as indicated by a letter from Mr. Dornisch, who stated their work was completed. The motion was seconded by Sean Gabler, and all were in favor. Mr. Nero added that, if needed, new committee members can be appointed at that time.

**CITIZEN COMMENTS ON
NON-AGENDA TOPICS**

There were no citizen comments on non-agenda topics.

COUNCIL COMMENTS

Dennis Nero requested information from the Manager on the status of the North St. Marys Street structures and areas he asked the Code Enforcement Officer to check out. Mr. Nero also asked the status of the information he requested regarding the cleaning-up of burnt-out buildings. He noted Matt Young was working on getting a sample ordinance.

Steven Skok requested the status of the burnt-out building on Schissle Street. Solicitor Jacob stated Meyer & Wagner are handling the estate and that the City is waiting for documentation from them.

Mayor Sally Geyer read a letter from Senator Arlen Specter recognizing the City as an official "Tree City" for 2008. The Mayor requested that the Manager present this letter to the Shade Tree Commission.

ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- Next Council meeting will be held on March 3, 2008 at 7:00 p.m. She will not be present for this meeting and stated Deputy Mayor Dennis Nero will be running the meeting.
- A LERTA meeting has been scheduled between the City, School District and the County Commissioners on Monday, February 25, 2008 at 7:00 p.m at City Hall. General public is invited to attend.

ADJOURNMENT

Dennis Nero made a motion to adjourn the meeting.

Shirley Dicklas
Recording Secretary

Mayor