

CITY OF SAINT MARYS COUNCIL WORKSESSION

June 5, 2006

CALL TO ORDER

A Council worksession of the City of St. Marys was called to order by Mayor Sally Geyer on Monday, June 5, 2006 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of the meeting was sent to Council Members on June 1, 2006, posted at City Hall, and published in the Daily Press.

ROLL CALL

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

Absent: Mark Kopp (excused)

VISITORS

Visitors included: Fred Haas, Richard Sadley, and Warren Stewart

**APPROVAL OF MINUTES
May 15, 2006**

Dennis Nero made a motion to approve the minutes of May 15, 2006, seconded by Steven Skok, and all were in favor.

**CITIZEN COMMENTS ON
AGENDA TOPICS
Warren Stewart**

Warren Stewart questioned why there were no items under "Topics for Discussion" on the agenda. It was explained that when the agenda was prepared, there were no topics for discussion at that time.

Written Decision
added to agenda under
Legislative Action

Mayor Geyer announced that under Legislative Action, the acceptance of the written decision regarding the property at 624 Lincoln Avenue will be added.

**LEGISLATIVE ACTION
Consider for Publication
Ordinance No. 220
Amending Chapter 21
Streets & Sidewalks**

Ordinance No. 220 was presented amending Chapter 21, Streets and Sidewalks, Section 302 Construction Requirement, Section 303, Maintenance, and adding Section 304 Penalties.

Thomas Farley made a motion to publish Ordinance No. 220, seconded by Richard Dornisch, and all were in favor.

Ordinance No. 221
re: Incur Debt
of \$160,000.
for 100' Aerial
Truck (PEMA Loan)

Ordinance No. 221 was presented increasing the indebtedness of the City by the issuance of a General Obligation Note in the amount of \$160,000. for the purchase of a KME Custom 100' aerial truck, fixing the form, date, interest and maturity thereof; making a covenant for the payment of the debt service on the note; providing for the filing of the required documents; providing for the appointment of a sinking fund depository for the note; and authorizing execution, sale and delivery thereof. (Pennsylvania Emergency Management Agency Loan)

Sean Gabler made a motion to publish Ordinance No. 221, seconded by Thomas Farley, and all were in favor.

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Finding of Facts and
Conclusions of Law
re: 624 Lincoln Avenue

Manager Greene stated that Solicitor French faxed a written decision of the "Finding of Facts and Conclusions of Law" regarding the Carol M. Frey et al property at 624 Lincoln Avenue, to the City just this morning.

Mr. French would like Council to read the decision and if approved, vote to accept the decision tonight if possible.

A public Hearing was held during Council's regular meeting on May 15, 2006. During this meeting, Council voted unanimously by a roll call vote to condemn and destroy the property at 624 Lincoln Ave.

Manager read the following Conclusions of Law:

1. The structure is (1) unfit for human habitation and (2) in imminent danger of failure or collapse because of the cracks in the foundation, the holes in the floor, the soft flooring and general deterioration.
2. City Council concurs that Matt Young's revocation of an occupancy permit is correct and that the property should not be inhabited by any humans.
3. The City Council finds that it is rodent infested through the testimony of the Code Enforcement Officer, the Fire Chief, and the Health Officer as well as other City residents who have noticed nesting and actual rodents running from the premises.
4. The property is in an unsafe and unsanitary condition in that there are dangerous objects all throughout the interior and exterior which make this property hazardous for anyone to walk on or through.
5. The property is in extremely poor repair, is not structurally sound and is in unsanitary condition. There is rubbish, trash and debris strewn throughout the exterior and interior of the property. The property is a fire hazard.
6. That the property is a hazard to human health in that the rodents living in and on the premises could transmit disease and viruses to human beings which would endanger life. The roof is leaking. The proper means of ingress and egress have not been maintained.

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7. Finally, that the cost to repair the structure would greatly exceed the value of the structure.

Therefore, City Council finds that this property is condemned and is to be destroyed and that the repairing of the property is not financially feasible. The property is not structurally sound at this point and it is not fit for human habitation.

Order - The property cited is condemned and is to be demolished as soon as it is practicable, but in no case later than 30 days after the expiration of any appeal period.

Richard Dornisch made a motion to accept the "Finding of Facts and Conclusions of Law", seconded by Thomas Farley, and on a roll call vote, Richard Dornisch, Thomas Farley, Steven Skok, Dennis Nero, Sean Gabler, and Mayor Sally Geyer all voted in the affirmative, except Mark Kopp who was absent from the meeting. The motion passed by majority vote.

Manager Greene stated that specifications for the demolition of the property would have to be prepared and let out for bids.

TOPICS FOR DISCUSSION

Rescheduled July's Worksession to July 10th

Amended motion to include both July 10th and 24th

Rotary Club's Request to Close East Mill Street

Sidewalk Program

A motion was made by Richard Dornisch to reschedule Council's July 3rd meeting to July 10th. The motion was seconded by Steven Skok.

After a brief discussion, Richard Dornisch amended his motion to include the rescheduling of both July meetings to July 10th and 24th. Steven Skok seconded the amended motion, and all were in favor.

A request was received from the Rotary Club to close a portion of East Mill Street from Walnut Street to South Michael Street for their annual "Beef Booth". The event will be held on Friday, June 30, 2006.

Thomas Farley made a motion to close East Mill Street from Walnut Street to South Michael Street on Friday, June 30th beginning at 10:00 a.m. until their barbecue is sold out. The motion was seconded by Dennis Nero, and all were in favor.

Manager Greene stated the City still has a sidewalk program but that the City does not have someone to enforce the program. If a sidewalk needs repaired

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contact City Hall and someone will be sent out on a case-by-case basis. Hopefully, if the City gets a summer intern, this individual could be trained to carry-out the program.

Full Depth Reclamation

Manager Greene explained the E. J. Breneman's Road Reclamation process which provides road departments and engineers with a way to vastly improve the structure of their local and secondary roads. Using full depth reclamation, roads that have cracked and deteriorated as a result of poor substructure are reconstructed and strengthened utilizing a flexible alternative to reconstruction or major base repair processes.

E. J. Breneman will be in St. Marys next week to take bore samples on some of the unpaved roads to see what can be done to strengthen them and cut down on the dust.

A list of possible unpaved roads to be improved was submitted to Council. The roads will be bid out hopefully in July and then Council can decide which roads can be improved financially.

Thomas Farley expressed his concerns regarding the dust on the unpaved roads. He felt that if the roads listed are not scheduled to be improved this year through the bidding process, ultra-bond applications should be applied at least once a month to hold the dust down.

COUNCIL COMMENTS

Steven Skok noted that he, Mark Kopp, and the Manager attended a free "Wind Power" conference in Pittsburgh. Mr. Skok stated the conference was very informative and he thanked DEP for giving them the opportunity to attend.

Mayor Geyer congratulated the graduating seniors from the Elk County Catholic High School and the St. Marys Area High School and wished them success in their future endeavors.

EXECUTIVE SESSION

An Executive Session was held regarding personnel matters.

After returning from the Executive Session, Dennis Nero made a motion approve the Wage Schedule that was discussed during the Executive Session, seconded by Thomas Farley, and all were in favor. It was noted that the wage schedule was for management employees only.

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ANNOUNCEMENT

Mayor Geyer made the following announcement:
- Next Council meeting will be held on
Monday, June 19, 2006 at 7:00 p.m.

ADJOURNMENT

The meeting was adjourned on a motion made by
Sean Gabler.

Mayor

Stirley Dicklas
Recording Secretary