

CITY OF SAINT MARYS COUNCIL WORKSESSION

JUNE 7, 2010

CALL TO ORDER

A Council worksession of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, June 7, 2010 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 June 3, 2010, posted at City Hall, and published in the Daily Press.

ROLL CALL

Present: Mayor Sally Geyer, Bob Roberts, Steven Skok, Richard Gabler, Jr., Daniel Hepner, Richard Dornisch, Dennis Nero, Manager David Greene, and Solicitor Mark Jacob.

VISITORS

Visitors included: Fred Haas, Warren Stewart, Rich Wilson, Todd Hanes, John Schatz, Denny Bauer, Gabe Uljon, Ken Young, Sam Shefcyk, James Groll, Robert Olinger, Steve Michuck, and Yvonne Michuck.

APPROVAL OF MINUTES

May 17, 2010

Daniel Hepner made a motion to approve the minutes of May 17, 2010, seconded by Richard Dornisch, and all were in favor.

SPECIAL PRESENTATIONS:

Public Works Director, re: Paving Evaluation

Michael Mullaney, Public Works Director presented Council with the following details of the current needs for the City's paved and unimproved roadways.

He stated the City has 80 miles of roadway, 55 miles of paved and 25 miles of unimproved roads, and currently \$350,000 is budgeted annually for the improvement of these roadways. The current price for asphalt is \$62.00 a ton (not-applied), and it takes approximately 1300 tons to resurface one mile of road at 2 inches deep and 20 feet wide.

The purpose of the following proposal is to borrow one million dollars in 2010 and an additional one million dollars in 2015 with each loan spanning ten years. An application would be made for a Pennsylvania Infrastructure Bank (PIB) Loan through PennDOT. This would provide a rate of one half of the Prime Rate, which is currently 3.25%. Otherwise, it would be at least a two mill increase in taxes. He recommended the PIB loan, since the City has utilized it in the past.

The Public Works Department proposed the following options to upgrade the paved and unimproved roadways within the City.

1. Resurface with a 2 inch overlay and do a limited amount of base repair. (Estimated quantity- 112,000 square yards of resurfacing and 8,300 square yards of base repair.)
2. Seal Coat and Base Repair. (Estimated quantity- 167,000 square yards of seal coat and 20,000 square yards of base repair.)
3. Use the yearly budget. (Estimated quantity- 33,000 square yards of resurfacing and 1,750 square yards of base repair.)

Mr. Mullaney further stated the PIB Loan could be repaid with the City's portion of Liquid Fuels monies that it receives from the County.

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Steve Samick, Street Superintendent, explained the proposal options are for resurfacing or repair, and does not address reconstruction of any roadways.

Council had a brief discussion and agreed that improvements were needed. Mr. Mullaney would provide additional information to Council next week.

Ketex Energy, re: WWTP Energy Agreement

Robert Olinger from Keytex Energy presented Council with a contract to set the electric rate for the Wastewater Treatment Plant. The contract would be for 35 months and would guarantee a rate of 6.19 cents. He had received quotes from other suppliers and Allegheny Power had the lowest quote. Because the rate caps on electric will soon be removed, he felt the prices would increase in the near future.

Council briefly discussed the benefit of contracting for the 6.19 cent rate.

Motion

Daniel Hepner made a motion to "lock-in" the electric rate of 6.19 cents for the Wastewater Treatment Plant for 35 months, seconded by Dennis Nero, and all were in favor.

Dynamic Energy, Inc., re: Solar Panel Project for Depot Street Parking Garage

Bob Yoder from Dynamic Energy, Inc. requested Council's approval to proceed with a proposal for a Solar Project Partnership (Limited Partnership), which would enter into a long term lease with the City for the air above the parking garage. The Solar Partnership would install, own, operate and maintain all of the equipment at no cost to the City. The Solar Partnership would sell the generated power back to the City by net metering the meter in the parking garage, and also by entering into a long term agreement for the cost of the electricity.

He explained there would be 2400 solar panels installed, and the power generated from the panels could possibly provide power for Benzinger Park, City Hall, Police & Fire Building, Memorial Park and Pool.

He also listed the following benefits:

- Initial first year cost savings of approximately \$3,000
- Fixed annual escalation cost of 2.50%
- Allows the City to control cost for budgeting purposes
- Enables a small City to become a greener community without added burden for the cost of the system
- Income from Parking Deck Lease is approximately \$31,980, which is 79% of the first year operating costs if the City switches to solar powered electricity
- Powering with alternative energy may take priority when applying for grants

Daniel Hepner stated the questions that he had regarding the project had previously been answered, and recommended Council to give Mr. Yoder permission to move forward.

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Solicitor Jacob questioned if the panels were removable, in case another level was to be added to the parking garage, or for some reason the contract would be terminated. Mr. Yoder responded yes, they would be able to be removed.

Solicitor Jacob also wanted to clarify the panel system would not be like a roof, but would have spaces to allow rain and/or snow to enter onto the cars parked underneath the panels. Mr. Yoder responded yes, but the panels would provide shade for the parked cars.

Mayor Geyer clarified that Mr. Yoder wanted approval to proceed so he could provide Council with a final proposal.

Motion

Bob Roberts made a motion to permit Dynamic Energy, Inc. to present Council with a proposal on solar electricity panels to be added to the Parking Garage Project, seconded by Steven Skok, and all were in favor.

Gerster Energy Services, re: Letter of Intent to perform an Energy Audit

George Fetchko, from Gerster Energy approached Council requesting approval of the Letter of Intent to perform an energy audit. The audit is necessary to develop a final proposal to implement a comprehensive range of Energy Management Services, as provided for in a Guaranteed Energy Savings Agreement (GESA), as previously presented to Council at their May 17th, 2010 meeting.

After a brief discussion, Manager Greene stated he thought that City Hall, the Fire & Police Station, Memorial Park/Pool, and possibly the City Garage could be taken into consideration for an audit. Mr. Fetchko responded any savings that was initiated by an audit would generate \$15.00 in equipment purchases for every dollar of energy savings.

Solicitor Jacob explained if the City does not enter into a contract with Gerster Energy after the audit, then the audit fee will not be waived. It was his understanding there were incentives available to help pay for a portion of the audit fee.

Motion

Daniel Hepner made a motion to proceed with Gerster Energy Services to perform an audit for City Hall, Police and Fire Station, Memorial Park/Pool, and City Maintenance building, seconded by Steven Skok.

Solicitor Jacob questioned if Mr. Fetchko knew what the incentives were from Allegheny Power. Mr. Fetcko responded it would be determined by an applied formula, so he did not know an actual amount.

Motion Passed

All were in favor to proceed with Gerster Energy Services.

CITIZEN COMMENTS ON AGENDA TOPICS

There were no citizen comments on agenda topics.

LEGISLATIVE ACTION

Consider for adoption: Resolution No. 10-9, re: Plan Revision for New Land

Resolution 10-9 was presented for Plan Revision for a New Land Development- Sewage Facilities Planning

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Development- Sewage Facilities
Planning Module Component 2

Module Component 2, for Samuel Shefcyk, Taft Road.

The developer (Shefcyk) is requesting approval of a Component 2 Planning Module to develop a two acre parcel with a new single family dwelling. The reasoning behind the Component 2 is twofold: the lots were originally subdivided by Otto & Shirley Hillebrand during a time of subdivision ambiguity and Benzinger Township erroneously issued non-building waivers for all of the lots, so planning and siting of sewage disposal systems was the responsibility of the lot purchasers, and this lot will be the 11th lot subdivided from the parent tract since May 15, 1972. DEP's regulations state that only ten lots may be subdivided from a parcel since 1972 using a Component 1 Module; after ten lots a Component 2 is required. Component 2's also require the municipality to approve by resolution. The Planning Commission had no comment on the module.

Motion

Dennis Nero made a motion to approve Resolution 10-9, seconded by Bob Roberts, and all were in favor.

Subdivision Applications:

Richard and Nicole Wilson, Wilson Road

A subdivision application was presented for Richard and Nicole Wilson, Wilson Road. This subdivision is a revision of a prior subdivision that reconfigures lot line and involves a consolidation with an adjacent parcel. No new building lots will be created as a result of this subdivision. Lot 1 (4 acres) is the consolidation lot that will be transferred to the southernly property owner (Caruso). Lot 2's eastern property line has been moved eastward from its original position, and turned diagonal, rather than nearly due north to south. The new lot size of Lot 2 is 5.8 acres. Lot 2's frontage is 100 feet along a private right-of-way in the residual lot. The residual lot is 9.730 acres and contains the private right-of-way for access to Lot 2. The lots are proposed to be served with a public water and private sewage disposal by prior testing. The Planning Commission had no comments on the plan.

Motion

Bob Roberts made a motion to approve the Richard and Nicole Wilson subdivision application, seconded by Daniel Hepner, and all were in favor.

Elk Timberlands, LLC, Rosely Road

A subdivision application was presented for Elk Timberlands, LLC, Rosely Road. This subdivision proposes to divide a 40 acre lot from a 1,571.741 acre parcel as a potential building envelope. No building is proposed at this time, and the 40 acre lot cannot be further subdivided. A non-building waiver has been requested for the new lot and the residual lot. The residual parcel was not described because it was not surveyed in its entirety at this time and is over 50 acres in size. The lots comply with the zoning ordinance. A revised deed description for Lot 1 was received May 11, 2010, and was included.

The Planning Commission had a comment about the direction of Curve C1. It is described as a curve to the right on the deed description, but on the plat the direction traveled is to the left. After speaking with the surveyor, he stated that even though the direction

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traveled from the starting point is to the left, the curve itself bends to the right, and was so described.

Steven Skok made a motion to approve the Elk Timberlands, LLC subdivision application, seconded by Richard Dornisch, and all were in favor.

Appointment of Voting Delegate, re: PLCM Annual Convention

After a brief discussion it was determined that there was no Council member available to attend the PLCM Annual Convention. No one was appointed.

Request for Use of Diamond, re: Life and Independence For Today

Manager Greene presented a request from Life & Independence For Today for use of the Diamond for an event to celebrate the 20th Anniversary of the Americans with Disabilities Act. The request was for July 23, 2010 from 10:00 a.m. until 3:00 p.m. to allow for set up and clean up of the event.

Richard Dornisch made a motion to approve the request for the use of the Diamond on July 23, 2010 from 10:00 a.m. until 3:00 p.m., seconded by Daniel Hepner, and all were in favor.

TOPICS FOR DISCUSSION

Bob Roberts asked Manager Greene if the Enforcement Officers were pursuing the grass cutting ordinance. Manager Greene responded absolutely, but some owners are difficult to notify, especially properties in foreclosure.

Bob Roberts also questioned the status of the LAWS Warning System that the City was cooperating with the County to implement. Manager Greene responded that the County is in the process of applying for grants and could check for any updates if nothing is received by budget time.

Bob Roberts requested an update on the Bell & Hose Tower. He requested the Tower be put in a "safe" condition.

Motion

Bob Roberts made a motion to make adjustments to the Bell & Hose Tower to be put in a safe condition, as recommended by the City Engineer, seconded by Steven Skok, and all were in favor, except Richard Dornisch, who opposed.

Bob Roberts questioned why certain items on the City's Complaint form were still listed. Manager Greene responded numerous items are in reference to the storm sewer problem that was being addressed this year.

CITIZEN COMMENTS ON NON-AGENDA TOPICS

Warren Stewart

Warren Stewart questioned the status of the Parking Garage. Manager Greene responded four of the items have been answered and were forwarded to DEP. The City is still waiting for the Act II Clearance.

Manager Greene then asked Mr. Stewart if any decision has been made by the RDA on the Mullaney Building. Mr. Stewart responded the RDA was looking into funds to refurbish the building.

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COUNCIL COMMENTS

Daniel Hepner stated he would be absent for the next Council meeting.

Dennis Nero stated he would not be able to attend the July 5th scheduled Council meeting. Because July 5th falls so close to the 4th of July Holiday, Council agreed to reschedule.

Motion

Dennis Nero made a motion to reschedule the July 5, 2010 Council work session to July 12, 2010, seconded by Richard Dornisch, and all were in favor.

ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- The next Council meeting will be Monday, June 21, 2010 at 7:00 p.m. at City Hall.

ADJOURNMENT

Bob Roberts made a motion to adjourn the meeting.

Louis Levenduski

Recording Secretary

Mayor