

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

MARCH 15, 2010

**CALL TO ORDER**

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, March 15, 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 March 11, posted at City Hall, and published in the Daily Press.

**ROLL CALL**

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

**VISITORS**

Visitors included: Fred Haas, Barb Nagi, Sally Young, John Schatz, Richard Sadley, Mike Murgash, Todd Hanes, Ken Young, and Warren Stewart.

**APPROVAL OF MINUTES**

March 1, 2010

Bob Roberts made a motion to approve the minutes of March 1, 2010, seconded by Daniel Hepner, and all were in favor.

**REPORT ON EXECUTIVE SESSION**

Mayor Geyer stated there was an Executive Session held prior to tonight's meeting regarding real estate, and no decisions were made.

**CITIZEN COMMENTS ON AGENDA TOPICS**

There were no citizen comments on agenda topics.

**MANAGER'S REPORT**

February 4- Met with Kevin Gombotz from Envinity Green Design and Construction to discuss the need for an energy audit to be performed on City Hall to locate various cost saving opportunities and to develop a plan for any grant funding sources.

February 12- Met with Mike McAllister from the Elk County 911 Center to discuss ideas for an Early Warning System for the City parks.

February 15- Attended the OnDemand Energy Solutions seminar held at Gunners Restaurant to learn about choices that we have as a City in anticipation of the power company rate deregulation that will take effect next year.

February 17- Attended a meeting with Jeff Davidek from C. S. McKee to discuss how our pension plans are doing in today's market.

March 10- Was a guest speaker for the Elk County Leadership Training meeting held here at City Hall. The topic for discussion was the Impact St. Marys project and to provide a tour of the Impact St. Marys project area.

**TREASURER'S REPORT**

Mayor Geyer stated there would not be a Treasurer's Report due to the accountant being on vacation.

**APPROVAL OF EXPENDITURES**

Daniel Hepner made a motion to approve the Expenditures from February 14, 2010 to March 10, 2010, seconded by Richard Dornisch.

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Comment Mayor Geyer questioned two items regarding office supplies and Manager Greene stated he would obtain that information for her.

Motion Passed All were in favor to approve the expenditures.

**LEGISLATIVE ACTION****Consider for adoption:**

Ordinance No. 256, re: Adoption of Piper Road and Aviation Way as public streets.

Ordinance No. 256 was presented for laying out, opening and adopting Piper Road and Aviation Way as public streets in the City of St. Marys, Pennsylvania, and fixing and regulating the width and locations thereof.

Manager Greene stated that once both roads are adopted and approved by Council, the City can then add them to receive liquid fuels funding annually.

Bob Roberts made a motion to adopt Ordinance 256, seconded by Richard Gabler, Jr., and all were in favor.

**Resolution No. 10-3**

Resolution 10-3 was presented to authorize the filing of a proposal of funds with the Department of Community and Economic Development (DCED), Commonwealth of Pennsylvania, in the amount of \$25,000 for prevention and elimination of blight under Section 4 (c) of the Housing and Redevelopment Assistance Law, as amended.

Mr. Bob Yoder

Mr. Bob Yoder approached Council and gave a brief explanation of the purpose of both Resolution 10-3 and 10-4. The \$25,000 was a pre-development grant to the City and the development entity until such time that the development moves forward, then it turns into a loan, which would then be repaid to the City.

Mr. Yoder stated that the second Resolution in the amount of \$275,000 was a grant to the City and a loan upfront to the development entity or the hotel ownership, which also would be repaid to the City.

Manager Greene

Manager Greene wanted to clarify with Mr. Yoder the monies would first be a grant to the City and a loan to the developer, or the St. Marys Hospitality Association.

Mr. Bob Yoder

Mr. Yoder stated it would be a grant to the City and then there would be a cooperative agreement between the City and the St. Marys Hospitality Limited Partnership. It would be a grant to them (St. Marys Hospitality Limited Partnership) until such time as the project closes, then it would be turned into a loan with repayment, plus interest, to the City.

Motion

Steven Skok made a motion to adopt Resolution 10-3, seconded by Bob Roberts.

Discussion

Daniel Hepner questioned why there was a letter to DCED from the Hospitality Associates included in the application for the \$275,000 grant, but not for the \$25,000 grant.

Mr. Yoder responded "the reason is because the first one (\$25,000) is a grant (to the City) and a grant (to

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the developer). The second one (\$275,000) was a grant (to the City) and a loan (to the developer), and would automatically go into a loan, but there would still be a cooperation agreement on the \$275,000 because of any ineligible activity.”

Motion Passed

All were in favor to approve Resolution 10-3.

**Resolution 10-4**

Resolution 10-4 was presented to authorize the City to file a proposal of funds with the Department of Community and Economic Development (DCED), Commonwealth of Pennsylvania, in the amount of \$275,000 for prevention and elimination of blight under Section 4 (c) of the Housing and Redevelopment Assistance Law, as amended.

Motion Passed

Richard Gabler, Jr., made a motion to approve Resolution 10-4, seconded by Steven Skok, and all were in favor.

**Subdivision Applications:**

Amanda Cheatle and Amy Cheatle,  
South Michael Road

A subdivision application was presented for Amanda Cheatle and Amy Cheatle for property located on South Michael Road, and proposes to divide a 29 acre parcel into three lots. Lot 1 is 9.643 acres and is proposed for a single family dwelling with public water and private sewage disposal. Lot 2 is 9.606 acres and is proposed for a single family dwelling with public water and private sewage disposal. The residual is 9.933 acres and is proposed for a single family dwelling with public water and private sewage disposal. The proposed sewage disposal for Lot 2 is located within an easement on Lot 1. The access to the proposed lots is via a private 50 foot right-of-way with a highway occupancy permit. The lots comply with the zoning ordinance. The Planning Commission had some comments on the deed description, but the corrections were made.

Motion Passed

Richard Dornisch made a motion to approve the Cheatle subdivision application, seconded by Daniel Hepner, and all were in favor.

Richard Feldbauer, 152 Center Street

Mayor Geyer stated the applicant had notified Matthew Pfeufer Zoning Officer, of his intent to amend the application.

Tabled

Steven Skok made a motion to table the Richard Feldbauer application, seconded by Bob Roberts, and all were in favor.

**TOPICS FOR DISCUSSION**

Washington Street Parking

Manager Greene stated that Council had requested a review of the on-street parking situation along the cemetery frontage on Washington Street. Council received information previously submitted by City staff with their recommendations.

Barbara Nagi approached Council and stated she does not have a driveway and has no place to park, except along the street.

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Council and the Solicitor discussed if there would be any liability to the City if the on-street parking remained. Council also discussed cars parking to close to the Rightmeyer Street intersection.

Manager Greene will check on signage and distance required from the Rightmeyer Street intersection.

## Stormwater Management

Manager Greene stated this was in regards to Act 167 and how it would affect the City.

## Matthew Pfeufer

Matthew Pfeufer Zoning/Code Officer, approached Council and explained Elk County was in the process of finishing up their stormwater management plan and within six months the City will be mandated to adopt an ordinance regarding stormwater management.

## Discussion

There was a lengthy discussion by Council regarding the details of the model ordinance. Mr. Pfeufer is continuing to work on the model ordinance. The next Elk County Stormwater Management meeting will be held on March 24, 2010.

## Manager's Evaluation

Mayor Geyer stated according to the Home Rule Charter the Manager should have an annual evaluation performed by Council. Mayor Geyer and Richard Gabler, Jr. will perform the evaluation for 2009.

**CITIZEN COMMENTS  
ON NON-AGENDA TOPICS**

Mike Murgash

Mike Murgash, property owner on South St. Marys Street, appealed to Council to consider a "common sense response to PennDOT's three lane proposal on South St. Marys Street". He also suggested Council consider changing the zoning from residential to commercial in that area.

**COUNCIL COMMENTS**

There were no Council comments.

**ANNOUNCEMENTS**

Mayor Geyer made the following announcements:

- The next Council worksession will be held Monday, April 5, 2010 at 7:00 p.m. at City Hall.

**ADJOURNMENT**

Richard Gabler, Jr. made a motion to adjourn the meeting.

*Lorri Lewanduski*  
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Recording Secretary

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Mayor