

CITY OF SAINT MARYS REGULAR COUNCIL MEETING

SEPTEMBER 20, 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, September 20, 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 September 16, 2010, posted at City Hall, and published in the Daily Press.

ROLL CALL

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

Richard Dornisch arrived at 7:03 p.m.

VISITORS

Visitors included: Fred Haas, Warren Stewart, Debbie Young from the Bavarian Fall Fest Committee, Ken Young, Matt Young, Richard Sadley, and Denny Bauer.

George Fetchko, from Gerster Energy did not sign in.

APPROVAL OF MINUTES
September 7, 2010

Bob Roberts made a motion to approve the minutes of September 7, 2010, seconded by Steven Skok, and all were in favor, except Dennis Nero who abstained.

CITIZEN COMMENTS ON AGENDA TOPICS

There were no citizen comments on agenda topics.

MANAGER'S REPORT

August 18- Attended a meeting of the Elk County Earned Income Tax Committee in Johnsonburg.

August 20- Attended a pre-construction meeting with the architect and contractors of the St. Marys Parking Garage project.

August 30- Attended a meeting with George Fetchko from Gerster Trane to discuss the recently completed energy audits on our city buildings.

August 31- Attended a meeting with George Hixon from Second Sun Oil and Gas, LLC. to learn more about their plans for a Marcellus gas well in the City of St. Marys.

August 31- Attended a meeting with James Jancse from Renick Brothers to discuss our current HVAC system.

September 2- Attended a meeting of the Elk County Earned Income Tax Committee in Ridgway.

September 8- Attended a meeting with David Parker from the PA Bureau of Aviation to discuss future plans for our Airport.

September 8- Councilman Hepner, Roberts and I attended the Elk County Township Convention held at the Royal Inn in Ridgway.

September 13- Met with Bob Ayoob from Thomas and Williamson to discuss our Parking Garage project.

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September 13- Councilman Hepner and I attended a Municipal Authority meeting to hear more about their proposal to refinance the Authorities bonds.

September 15- Attended a meeting of the Elk County Earned Income Tax Committee at the St. Marys High School Library.

Mayor Geyer questioned if there were any plans for the Airport and Manager Greene responded information was being gathered and he would have a report for Council in the near future.

Richard Dornisch enters at 7:03 p.m.

Solicitor's Report

Mark Jacob, City Solicitor, presented Council with an update to the Sign Ordinance revision. He stated the comments from the Planning Commission had been addressed to provide a clearer understanding of the language in the revisions. Unless Council decided to make any further changes, the revision process could continue as scheduled.

Bob Roberts clarified that the corrections were obvious language errors and typos.

APPROVAL OF EXPENDITURES

Richard Dornisch made a motion to approve the Expenditures from August 15, 2010 to September 12, 2010, seconded by Daniel Hepner, and all were in favor.

TREASURER'S REPORT

Mayor Geyer presented the following Treasurer's Report as of August 31, 2010:

Total revenue for the general fund was at 69.38 percent of budget. Expenditures were at 53.85 percent of budget. Cash flow for the general fund as of August 31, 2010 was at \$1,505,296.00 and as of August 31, 2009 was at \$1,473,681.00. Market values decreased for the pension funds this month, but are still above market value as of August 31, 2009.

LEGISLATIVE ACTION**Consider for Adoption:**

Resolution No. 10-10, re: Approving a Certificate to terminate the Benzinger Township Authority

Resolution No. 10-10 was presented approving a certificate to terminate existence presented by the Benzinger Township Authority and authorizing the Mayor and the Secretary of the City of St. Marys to execute all documents required to terminate the existence of the Authority.

Solicitor Jacob stated his concerns if the Authority had transferred all of its facilities and assets.

Motion Passed

Bob Roberts made a motion to approve Resolution No. 10-10 provided all the conditions have been met, seconded by Daniel Hepner, and all were in favor.

Resolution No. 10-11, re: Authorizing Pennsylvania Infrastructure Bank Loan

Resolution No. 10-11, re: Authorizing entering into a loan agreement with the Pennsylvania Infrastructure Bank in the amount of \$1,000,000.00 for 10 years at 1.625 percent for resurfacing and base repair of selected streets throughout the City of St. Marys.

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Manager Greene stated the funds would be for next year. This is the next step in the process of what Council had previously discussed.

Motion Passed

Steven Skok made a motion to approve Resolution No. 10-11, seconded by Richard Dornisch, and all were in favor.

Gerster Energy Agreement

George Fetchko, from Gerster Energy approached Council and presented a follow up to his previous visit regarding the energy audit of the City's buildings. He presented a second option for their consideration with the following information:

City Hall building (only) - High Efficiency Boiler, Air Handlers, Controls and Lighting.

Total cost for Option 2 would be \$207,042.00 with a guaranteed annual energy savings of \$17,664.00 with a payback of 11.7 years.

Discussion

Daniel Hepner stated his various concerns with both Options and the exclusion of replacement of the "coils" which he believed would add another \$100,000.00 to either option. He also wanted to see a cost comparison between rooftop versus basement installation.

Matthew Young stated his concerns that the maintenance on equipment was locked in for 14 plus years.

Richard Dornisch was concerned with the economy and the effect it may have on the projected outcome of the project.

Council agreed to review the options and would place it on the agenda for the October 4, 2010 meeting for a decision.

Request from the Bavarian Fall Fest Committee

Debbie Young from the Bavarian Fall Fest Committee presented Council with the following requests:

- Placement of a "port-a-potty" in the Erie Avenue municipal parking lot from October 1st, 2010 until October 3rd, 2010.
- No parking around the Diamond area and in front of City Hall along North Michael Street to the entrance to the City's parking lot from 5:00 p.m. on October 1st, 2010 until October 3rd, 2010 at 3:00 p.m.

Motion Passed

Richard Gabler, Jr. made a motion to approve the above listed request for the "port-a-potty", seconded by Dennis Nero, and all were in favor.

Motion Passed

Richard Gabler, Jr. made a motion to approve the above listed No Parking request, seconded by Richard Dornisch, and all were in favor.

Appointment to Parking Authority (remainder of Gele Fedder's unexpired term)

Dennis Nero made a motion to appoint Jeff Buchheit to the Parking Authority to fill the unexpired term of Gele Fedder, seconded by Richard Gabler, Jr., and all were in favor.

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Subdivision Application, re: Marlene Braun; Braun Road Extension

A subdivision application was presented for Marlene Braun for property located on Braun Road Extension proposing to divide two 1.371 acre lots from a 54.056 acre parcel for the purpose of lot additions to adjoining parcels. The adjoining parcels contain single family dwellings with on-lot sewage disposal systems. No new building lots are proposed by the subdivision. The residual parcel acreage is 51.314. The parcels and residual comply with the Zoning Ordinance. The Planning Commission had no comments on the plan.

Motion Passed

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

TOPICS FOR DISCUSSION

Mayor Geyer

Mayor Geyer commented that recent requests for Council to attend meetings had been during working hours. She preferred that requests be made to meet during the evening hours to accommodate those who work during the day.

Richard Dornisch agreed.

Manager Greene

Manager Greene stated the A.T.A. would like to discuss the proposed Lease regarding the Depot Street Parking Garage with Council. It was decided to schedule an Executive Session before the next Council meeting.

Bob Roberts

Bob Roberts asked for an update on the requests that were to be sent to the local realtors and Manager Greene responded the letters of request would be sent out the following day.

**CITIZEN COMMENTS
ON NON-AGENDA TOPICS**

Fred Haas

Fred Haas approached Council and described a problem that the ATA buses were having exiting Depot Street because of the equipment that was being used for the Depot Street Reconstruction and Manager Greene responded he would take care of it.

COUNCIL COMMENTS

Manager Greene asked Council if they would like to set up a meeting with Mr. Yoder regarding the Dynamic Energy proposal for the parking garage roof solar panels. Council decided to place it as a topic for discussion on the next agenda.

ANNOUNCEMENTS

Mayor Geyer made the following announcements:

- The next Council worksession will be held Monday, October 4, 2010 at 7:00 p.m. at City Hall.
- The Bavarian Fall Fest will be held October 1st thru October 3rd, 2010

Bavarian Fall Fest Proclamation

Mayor Geyer read and signed a Proclamation for the Bavarian Fall Fest Committee declaring October 1st, 2010 as "Bavarian Fall Fest Day". The Proclamation would be presented to the Committee by Debbie Young at their next meeting.

Volksmarch Club Proclamation

Mayor Geyer read and signed a Proclamation for the

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Volksmarch Club declaring October 2nd, 2010 as
"Volksmarch Club Day".

Announcement

Councilman Dornisch announced the Canadian golfers
would be arriving this weekend for their annual visit.

ADJOURNMENT

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



Recording Secretary

Mayor