

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

JULY 18, 2016

**CALL TO ORDER**

The regular monthly Council meeting of the City of Saint Marys was called to order by Mayor Robert Howard on Monday, July 18, 2016 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 July 14, 2016, posted at City Hall and published in the Daily Press.

**PLEDGE TO THE FLAG****ROLL CALL**

Present: Mayor Robert Howard, Gary Anderson, Nedward Jacob, Andrew Mohny, Bob Mohr, Lou Radkowski, Manager Timothy Pearson and Solicitor Wagner. Gregory Gebauer was excused.

**VISITORS**

Visitors included: Richard Sadley, Amy Cherry, Warren Stewart, Tina Gradizzi and Lance Mohny.

**APPROVAL OF MINUTES**

July 5, 2016

Motion Passed

Gary Anderson made a motion to approve the minutes of July 5, 2016, seconded by Lou Radkowski and all were in favor.

**REPORT ON EXECUTIVE SESSION**

Mayor Howard stated Executive Sessions were held following adjournment of Council's July 5<sup>th</sup>, 2016 meeting regarding personnel matters and again on July 13<sup>th</sup>, 2016 regarding legal matters. No decisions were made.

**CITIZEN COMMENTS ON AGENDA TOPICS**

There were no citizen comments on agenda topics.

**MAYOR'S REPORT**

Mayor reported the following:

- Attended a tour of the Woodbed Company with the City Manager
- Attended the Grand Opening of the Cobblestone Hotel
- Issued a Proclamation for the First Responders Appreciation Day

**MANAGER'S REPORT**

Manager Pearson provided the following report:

- Thanks to everyone involved, especially Todd Parisi for the great event on the Diamond this past Saturday in support of 1<sup>st</sup> Responder Appreciation Day. The event honored all local area Law Enforcement, Fire/EMT personnel. It was well attended.
- PennDOT will begin curb work in the downtown area in preparation for paving later this month. Please be understanding and patient of all the work that will be going on in the downtown. I believe, it will be a huge improvement when complete. PennDOT is also in discussion with the Railroad to address the issues we have with the railroad tracks around the Diamond as part of this project.
- Traffic Light Update: We identified the problem with the S. Saint Marys St. – Arch St. intersection. However, we are still waiting for parts to be installed by the manufacturer. This light will continue to be on an automatic change cycle until the parts arrive and can be installed. We are also waiting for a contractor to diagnose and find a solution to the problem we are

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experiencing with the S. Saint Marys St. – Haller Rd. intersection. That light will remain on flash until we can get the issue resolved. We don't have the experience in-house to work these issues, and we ask for your continued patience as we work through these issues.

- Collection of Water bills: The Sewer Office will no longer accept water payments, but a drop box that will be controlled by the Water Authority has been installed at the entrance of City Hall for customers.
- Finally, I have my staff working a new Resident Request form and associated internal process to better respond to requests we get from residents. Our goal is to streamline and shorten the response time to residents. I can't guarantee that we will be able to fulfill every request, but we need to let the resident know the action, if any, that can be taken.

#### SOLICITOR'S REPORT

Solicitor Wagner reported the City was still in the process of the Seneca Resources Zoning Appeal. Both parties have submitted evidence and testimony and are waiting on the Zoning Hearing Board to rule on whether or not the documents submitted will be admitted into evidence. The Board will then set a schedule for the submission of final closing arguments. It will take months for a final result to be determined.

#### TREASURER'S REPORT

Manager Pearson provided the following Treasurer's Report as of June 30, 2016:

June is the half-way mark for the City. Total Revenue collected for the General Fund was \$5.1 million or 81 percent of budget. This includes the proceeds of \$1 million from the PIB loan. Last year the City collected \$4 million or 54 percent of budget and for 2014 Revenue collected was \$4.25 million or 70 percent of budget. Total Expenditures for the General Fund was \$2.5 million or 40 percent of budget. Last year Expenditures were also at \$2.5 million or 33 percent of budget and in 2014 were \$2.76 million or 45.5 percent of budget. Total Real Estate taxes collected was 94 percent of budget and last year was 92 percent of budget. Earned Income collected was 53 percent of budget and 52 percent last year. The EMS or Local Services tax collected was 54 percent of budget and in 2015 was 53 percent of budget. The market value of the Pension Plans decreased by 3 percent since last year as of June 30, 2015 and in 2015 the plans had increased 2 percent compared to June 30, 2014.

#### LEGISLATIVE ACTION:

Land Development Application:  
Muccio Garage, LLC, Ceramic  
Street

A land development application was presented from Muccio Garage, LLC located on Ceramic Street. The land development proposed construction of a 3,600 square foot bus garage and office with parking lot for the storage of school buses. Application requires the approval of a special exception for a use not listed in the ordinance scheduled for July 13, 2016. Parking lot is proposed to be gravel. Public utilities are available. No stormwater management was required. The Planning Commission recommended approval of the land development with no comments. The Zoning Hearing Board approved the application at its meeting on July 13, 2016.

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- Motion Passed Nedward Jacob made a motion to approve the Muccio Garage, LLC land development application, seconded by Bob Mohr and all were in favor.
- 2016 Audit Engagement Letter from Geci & Associates Manager Pearson explained the 2016 Audit Engagement letter from Geci & Associates was being presented tonight for Council's consideration.
- Motion Passed Bob Mohr made a motion to approve the Manager to sign the 2016 Audit Engagement Letter with Geci & Associates, seconded by Nedward Jacob and all were in favor.
- Modification of Ground Lease for ATA Manager Pearson explained a modification of the Ground Lease Agreement with ATA regarding the Parking Garage location on Depot Street was being presented for Council's consideration.
- Motion Andrew Mohny made a motion to approve the modification to the Ground Lease, seconded by Lou Radkowski.
- Discussion Council discussed the motion and was concerned with the following language:
- Upon expiration or termination of the Ground Lease, ATA shall not be under any obligation to restore the area of five parking spaces to the condition which existed prior to renovation under the Modification Agreement.
- Council also had concerns with the total of 10 free parking spaces.
- Motion Withdrawn Andrew Mohny withdrew his motion and Lou Radkowski withdrew his second and all were in favor. Motion withdrawn.
- It was determined to have the Solicitor re-draft the agreement to state if the ATA terminates the lease, the City has at their discretion to make them restore the 5 designated parking spaces back to its original condition before renovation. Payment for the 5 parking spaces will also be addressed and the ground lease will be placed on the next agenda for discussion or action
- TOPICS FOR DISCUSSION:** Tina Gradizzi, Community and Economic Development Coordinator, provided the following update on proposed CDBG projects:
- The 1<sup>st</sup> public hearing was held on Tuesday, July 5<sup>th</sup>, 2016. The Recreation Board has requested funds for handicapped accessibility projects and the City has requested funds for improvements to sewer lines and roads. The Redevelopment Authority has expressed interest in submitting an application for funds.
- Ms. Gradizzi requested residents who received income surveys to please return them as soon as possible.
- The 2<sup>nd</sup> public hearing will be held on Monday, August 1<sup>st</sup>, 2016 at 6:45 p.m. at City Hall.
- CITIZEN COMMENTS ON NON-AGENDA TOPICS** There were no citizen comments on non-agenda topics.

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**COUNCIL COMMENTS**

Councilman Jacob thanked everyone who helped with the recent First Responder Appreciation Day and he believed everyday should be Appreciation Day.

Mayor Howard agreed.

Councilman Radkowski requested a moment of silence for Mike Bauer.

Councilman Mohr commented on the good condition of Memorial Park during recent events. He commented on a recent event at Benzinger Park regarding pet owners not cleaning up after their pets. The cemetery also has the same issue. He further commented on a Shade Tree obstructing the view of a traffic signal at the intersection of Chestnut and S. Michael Streets.

Councilman Anderson requested an update on I & I and the zinc issue at the next meeting. He further commented on a recent noise analysis that he and the Manager performed with an OSHA certified noise meter.

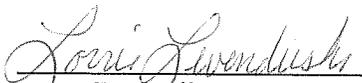
**ANNOUNCEMENTS**

Mayor Howard made the following announcements:

- The next Council worksession will be held Monday, August 1, 2016 at 7:00 p.m. at City Hall.

**ADJOURNMENT**

Gary Anderson made a motion to adjourn the meeting. Meeting adjourned at 7:48 p.m.

  
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Recording Secretary

  
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Mayor