

CITY OF SAINT MARYS COUNCIL WORKSESSION

MARCH 3, 2014

CALL TO ORDER

A Council worksession of the City of Saint Marys was called to order by Mayor Robert Howard on Monday, March 3, 2014 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 February 27, 2014, posted at City Hall, and published in the Daily Press.

PLEDGE TO THE FLAG**ROLL CALL**

Present: Mayor Robert Howard, Gregory Gebauer, Gary Anderson, Lou Radkowski, Sally Geyer, Robert Mohr, Manager David Greene and Solicitor Thomas Wagner. Nedward Jacob was excused.

VISITORS

Visitors included: Tina Gradizzi, John Copelli, Paul Jesberger, Richard Sadley, Katie Weidenboerner, Colin Deppen, Warren Stewart and Barb Feidler.

APPROVAL OF MINUTES
February 17, 2014

Sally Geyer made a motion to approve the minutes of February 17, 2014, seconded by Gary Anderson and all were in favor.

PUBLIC HEARING: H.O.M.E.
Program; First Time Homebuyer
Program

Mayor Howard opened the public hearing regarding the First Time Homebuyer Program at 7:02 p.m.

Tina Gradizzi, Community and Economic Development Coordinator, provided the following information:

H.O.M.E. Program Summary
First Time Homebuyer Program Summary
Details of research conducted
Details of eligibility requirements for applicants
Resolution for Grant Application

There were no public comments.

Council had the following comments/questions:

Robert Mohr asked if the program would include new construction and Ms. Gradizzi responded no.

Gary Anderson asked if there were similar projects elsewhere and Ms. Gradizzi responded yes.

Sally Geyer asked if the 500 unoccupied homes were listed with a realtor and Ms. Gradizzi responded according to her research 74 were listed with a realtor.

Lou Radkowki asked if the program was modeled after other municipalities programs and Ms. Gradizzi responded she had been in contact with other municipalities. She stated the U.S.D.A. also had a similar program.

Robert Mohr asked if there was a high or low limit and Ms. Gradizzi responded not on the purchase price.

Gregory Gebauer asked what the income eligibility would be and Ms. Gradizzi responded they will be based on the Section 8 and H.U.D. guidelines.

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Sally Geyer asked if there was an age limit and Ms. Gradizzi responded no, but eligibility would be based on the Financial Institution requirements.

Gary Anderson asked what would happen if the property was sold in less than five years for less than the loan amount and Ms. Gradizzi responded the City would be listed as the 2nd lien holder and the grant amount would only be for the down payment and closing costs, not the amount of the entire loan. She further stated if the property was sold before the five year requirement the grant amount would be returned to the City as program income. She would present a program re-use plan to Council, if necessary.

Mayor Howard closed the public hearing at 7:10 p.m.

ADDITIONAL TOPICS FOR DISCUSSION

Gregory Gebauer requested adding Videotaping of Council worksessions to the agenda.

Manager Greene requested adding "Manager's items" to the agenda.

Robert Mohr stated the Planning Commission was requesting the City Solicitor provide an opinion on recent court decisions regarding Oil and Gas Development so the Commission could review the City's Oil and Gas Ordinance.

CITIZEN COMMENTS ON AGENDA TOPICS

There were no citizen comments on agenda topics.

**TOPICS FOR DISCUSSION:
Early Intervention Program**

Manager Greene explained the Act 47, Early Intervention Program was on the agenda for an open discussion regarding the recent presentation given by Mr. Fosnaught from D.C.E.D. It was determined to incorporate the discussion with the Growing St. Marys topic.

Growing St. Marys

*correction- Add: two members of the highway business community

Sally Geyer explained she had a proposal for Council's consideration called Growing St. Marys instead of the proposal by D.C.E.D. She proposed a committee of two members of Council, two members of the downtown retail district, *two members of the highway business community and three members of the Industrial Community to study the City.

Gary Anderson commented the proposal could be complimentary to the proposal from D.C.E.D. He further commented the proposed study from D.C.E.D. was more of a management benchmarking study.

Gregory Gebauer commented the D.C.E.D. study would be an evaluation of personnel, wages, requested departments and efficient practices. He stated it was important to follow thru and enact the recommendations.

Mayor Howard commented the Bradford study was one of the best he has ever seen. He believed it provided recommendations to avoid a possible financial crisis.

Gary Anderson commented St. Marys was in much better shape than Bradford due to demographics.

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Sally Geyer suggested waiting to see if the recommendations made for Bradford provided a long term benefit.

Mayor Howard commented if local people were preferred then Council members should be considered. He also stated he intends to form an Industrial Council.

Lou Radkowski commented Councilman Geyer's proposal was a complimentary idea to the D.C.E.D study and believed the City already has numerous committees that could be contacted and utilized.

Bob Mohr commented his concerns were following through with the recommendations from a study and the ability to pick certain things to be included in the study.

Sally Geyer was concerned with the cost and implementation of the D.C.E.D. study.

City Fee Schedule Resolution

Manager Greene explained the revised City Fee Schedule was being presented for Council's review. It will be placed on the next agenda for action.

Solicitor Wagner stated there were minor modifications made including the revised sewer rates.

The Resolution will be placed on Council's next agenda.

City Hall Security modifications

Manager Greene presented the following proposals for City Hall security modifications:

Submitted by Glass Erectors; Furnish and install two interior storefront frames with doors to create a security vestibule. (City Hall- second floor) Doors and frames to be glazed with 1/4" clear tempered glass and bronze aluminum panels. One glass at reception area will have a mail slot and speak hole in glass. Exterior at reception area will have six inch shelf attached to aluminum frame. Total of \$7,325.00 installed.

Submitted by Chestnut Ridge Radio Communications; Access System: Installation of web based keyless access system on second floor including customer supplied hardware in reception area and new hardware for rear stairwell door. System will utilize employee specific wireless key-fobs as well as one fixed keypad at one door in reception area. Four internal entry buttons will be provided. System will record entry time and employee for all doors.

Camera System: Installation of two ceiling mounted dome cameras located on second floor at reception area door and office hallway. Images will be recorded on web-based Digital Recorder as well as shown on fixed wall mounted monitors. Total \$7,621.20

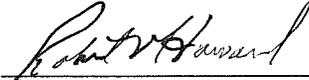
Council discussed the proposals and it will be placed on Council's next agenda for their consideration.

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- Conditions of roads within the City Gregory Gebauer explained Conditions of roads within the City was placed on the agenda for informational purposes. He stated he has received numerous phone calls regarding the issue and believed the public was not aware that most of their concerns were with PennDOT roadways.
- Council discussed various roads that were in need of repair and also the inaccurate directions provided by a driver's GPS device.
- Manager Greene stated citizens could contact him by phone or by email.
- Videotaping of Council Meetings (added to the agenda) Gregory Gebauer stated he requested adding Videotaping of Council meetings to see if Council would consider the videotaping of Council worksessions, since they are no longer broadcast live.
- Motion Lou Radkowski made a motion to allow videotaping of worksessions to be re-broadcast, seconded by Gary Anderson.
- Discussion Council and John Salter of Salter Communications discussed the videotaping and the live broadcast of Council meetings.
- Motion Passed All were in favor to allow videotaping of Council worksessions to be re-broadcast.
- Manager's items (added to the agenda) Manager Greene stated he had the following items that he wanted to discuss with Council:
- Business cards, Conference Room with a desk, color coding of parking meters, Council Room Layout and Chapter 13 of the City Code regarding the operations of peddling/soliciting within the City.
- Council briefly discussed the items and no action was taken.
- CITIZEN COMMENTS ON NON-AGENDA TOPICS** There were no citizen comments on non-agenda topics.
- ANNOUNCEMENTS** Mayor Howard made the following announcements:
- The following Boards have vacancies: Municipal Authority, Planning Commission and Hospital Authority.
 - The next Council meeting will be Monday, March 17, 2014 at 7:00 p.m. at City Hall.
 - An Executive Session will be held on Monday, March 17, 2013 at 6:30 p.m.
- ADJOURNMENT** Robert Mohr made a motion to adjourn the meeting. Meeting Adjourned at 8:37 p.m.


 Recording Secretary


 Mayor