

CITY COUNCIL  
Sunbury PA 17801  
December 13, 2010  
7:00 pm

A regularly scheduled meeting of the Council of the City of Sunbury was called to order with the Honorable David L. Persing, Mayor, presiding. There was a quorum with the following in attendance:

David L. Persing, Mayor  
Todd E. Snyder, Director of Accounts and Finance  
Joseph J. Bartello, III, Director of Public Safety  
Kevin E. Troup, Director of Public Works  
James R. Eister, Director of Parks, Recreation and Public Buildings

Other City officials in attendance:

Elizabeth R. Kremer, City Treasurer  
Lisa J. Martina, City Controller  
Stephen Mazzeo, Chief of Police  
Michael Rhoads, Property Maintenance Officer  
Michael Bordner, Public Works Supervisor  
Terry Specht, City Clerk

There were fifteen (15) visitors present.

### **MINUTES AND REPORTS**

The available departmental reports of the Police Dept., Treasurer's Office, Health Dept., Fire Dept., City Engineer, Code Office, Park and Recreation Department, Park & Recreation Board, Public Works Dept, and Planning Commission are in the City Clerk's office for review. On motion by Eister, second by Troup, the available reports and minutes of 11/8/2010 and 11/22/2010 were approved as presented. Unanimous vote.

### **RIVERFRONT PROJECT**

Councilman Eister updated council saying there is less than 800' to go on the stabilization of the shoreline in Phase II of the Riverfront Project. The shoreline stabilization is on target to be completed by the end of the year. Councilman Eister moved to pay HRI (Phase II) for request #5 in the amount of \$159,961.26. Second – Troup. Unanimous vote. Councilman Eister moved to pay HRI for request #6 in the amount of \$599,182.86. Second – Troup. Unanimous vote. Councilman Eister moved to pay Kinsley Construction (Phase I) for invoice #34069 in the amount of \$69,650.38. Second – Troup. Unanimous vote. Councilman Snyder said it is soon time to examine using the long term note to free up funds in the line of credit to pay the bills. Councilman Eister said he would check to see what reimbursements are due the City at this time. RCAP funds are all reimbursable. It is important to work on these payments on a daily basis to make sure reimbursements are received as soon as possible and getting the invoice and cancelled check in a timely manner are important to that process. That is critical to the flow of funds for the project. Phase I is about 95% complete. The street lights have to be switched-out to lower wattage bulbs and there is landscaping to be completed in the spring.

### **SRI UPDATE**

Kathaleen Persing, representing SRI, told council that the signs on N. Front St. at the new "Welcome Area" are in place, the electric should be completed shortly and 2 loads of topsoil are needed and in the spring the area will be landscaped. A ribbon cutting ceremony will be scheduled in the spring. Students from Triangle Tech have been completing the construction on that project. Cameron Park and the downtown area have been decorated for the holidays. Ms. Persing thanked the volunteers that helped with the Christmas decorations including the fire department, the public works department, the Key Club from Shikellamy High School and many others. The Rotary Club has a plan to raise funds to build a new Santa House for 2011 which will be Victorian and will go inside the park. SRI is now in the process of restructuring and a retreat is planned for January for board members. Councilman Eister thanked Kathaleen for all her help.

### **COMPREHENSIVE PLAN UPDATE**

Mr. Tom Grbenick from SEDA-COG explained to council that this process has been on-going for approximately 1 year. PA has a planning code that specifies what comprehensive plans are about (see attached). When this plan is completed it can be looked at as a plan for the 2<sup>nd</sup> decade of the 21<sup>st</sup> century. The comprehensive plan has been titled "Sunbury's Plan for the New City" and Mr. Grbenick feels that the leaders in Sunbury have come together in putting this plan together. The public

involvement has been great. The plan shows where we have been, where we are and where we want to be. During the visioning process 150 people spoke about their hopes and aspirations for the future City. Background studies have been completed relating to land use, public facilities and services and the environment. Demographic statistics have been compiled using the most recent information. The last plan was completed in 1986 and while it was a good plan, people didn't know how to follow through with it. In 2022, which will be the 10<sup>th</sup> year of the plan, the City will be celebrating its 250<sup>th</sup> anniversary and Mr. Grbenick stated that this is an opportunity to unveil its "banner year" to attract new visitors and business interest to the City. Neighborhoods should be defined to help implement the plan. Some of them have been identified but Mr. Grbenick said they could be The Hill, Old Towne (downtown), Caketown-Ft Augusta, N. 4<sup>th</sup> St Corridor, S. Front St Gateway (Bloody Third) and the Southeast. There is room for discussion regarding these areas. For residents to be able to understand the plan, 10 ideas have been developed to break it down. They include: strategic neighborhood redevelopment, riverfront promotion and programming, mixed-use rail corridor redevelopment, sustainable development leader, an interchange on the information highway, more diverse housing choices, expanded educational opportunities, downtown connections, the 250<sup>th</sup> anniversary and big steps and little steps for City government (see attached). A Community Vision is being prepared but it still needs work (see attached). Mr. Grbenick stated that the team has been trying to secure additional funds to help with the economic development portion of the comprehensive plan to bring in an outside consultant to deal with that component. It is in the scope of work to address economic development, this would go beyond the plan as stated. If the funds are secured, it would paint a broader picture of matters to shape the direction and strategies for economic development. Councilman Snyder stated that he wanted to be assured that the outside, third party consultants will be participating in the document. Mr. Grbenick said yes that expertise will be part of the plan. SEDA-COG has indicated they did not have in-house expertise for the economic development portion of the comprehensive plan and Councilman Snyder said that was why they were going to a third party to get it so the City did not have the bare minimum for that important part of the plan. Mr. Grbenick concluded saying that zoning is an important part of the plan and the City should be considering updating the zoning ordinance as a means to implement the plan.

### **BOARD VACANCIES**

Mayor Persing moved to appoint or reappoint the following to City boards: Civil Service Ted Andrewlevich and Jeff Bittner (Bittner will fill the vacancy created when John Carpenter moved out of the City), Housing Authority Bill Shipman, Redevelopment Authority Sue Morris, Board of Appeals Preston Ross and Todd Rebeck (one vacancy still exists), Municipal Authority George Groff and HARB Gary Wolfe and Preston Ross. Second – Eister. Unanimous vote. Mayor Persing moved to appoint Jerome Alex (one vacancy remains) to the Planning Commission. Second – Eister. Yes – Snyder, Bartello, Eister, Persing. Abstain – Troup. Motion carried. Mayor Persing moved to appoint Darwin Klock (4 year term), Mindy Hoffman, Linda Hare, Jenna Eister and Malcolm Johnson (1 year terms) to the Park and Recreation Board. Second – Troup. Yes – Persing, Snyder, Troup, Bartello. Abstain – Eister. Motion carried.

### **2011 BUDGET/ORD. 1265**

Councilman Snyder stated that as of the last budget meeting council had the budget balanced. He received updated revenue figures from Councilman Bartello on this date prior to the meeting which will negatively affect the budget in 11 line items. Councilman Bartello did not attend the budget meeting. There will be a special budget meeting on December 20<sup>th</sup> at 6 pm. Making the changes as requested makes the budget (\$40,000). Councilman Troup asked what adjustments were made. Councilman Bartello said he lowered revenue projections in various line items. He said he is not expecting a big year in 2011 for people doing construction. 01.03.362.510 reflects a spike from a Celotex permit. He feels it will be more in-line with \$4,000 as in the previous years. Most of the line items were lowered for the same reasons. Councilman Troup asked why 01.03.362.430 was being lowered from a 2011 year-to-date figure of \$19,000 to \$8,500 for 2012. Councilman Bartello said he does not feel there will be 19 new rental applications in 2012. Mayor Persing also said there was a mistake made in the police health care line item which also makes the budget (\$40,000) for a total deficit of (\$80,000). No one other than Councilman Snyder received the information so discussion will be held at the budget meeting on December 20<sup>th</sup>.

### **HEPCO INVOICE/CITY HALL RENOVATIONS**

Councilman Eister moved to pay change order #4 to HEPSCO Construction for work completed at city hall for work on the front and back doors, lobby doors and exterior lighting in the amount of \$1,631. Second - Troup. Unanimous vote.

### **HISTORIC EAGLE TRAFFIC SIGNALS**

Mayor Persing received a letter from Mayor Carolyn McAdams from Greenwood Mississippi asking if they could acquire 6 of the Eagle traffic signals Penn DOT just replaced. They have restored 20 of

them and installed them in several of their downtown streets. They are asking if it would be possible to purchase them at a nominal price or to donate them as a gift and they would pay the shipping costs. Councilman Eister said in PA they could be sold to another municipality. He said there is some value and he will check to see what it is. Mr. Apfelbaum said at the bare minimum an ad would have to be posted to a bulletin board. If they are worth a significant amount of money an ad should be placed in a newspaper of general circulation to accept bids for them.

### **REPEAL PROFESSIONAL LICENSE TAX**

Councilman Snyder stated that a discussion was held at the last budget meeting to keep this for 2011.

### **REDEVELOPMENT AUTHORITY**

Mayor Persing mentioned that he met with the Redevelopment Authority and they are keying in on the vacant lots and to acquire 2 of these properties and to put a system in place to evaluate the lots for building, yards, etc. Once the first 2 are started he feels they will know how to approach these properties and many more can be taken care of. Sometimes it takes a long time to get the deeds to some of the properties. Councilman Eister said that in the past few years many of the blight properties have been demolished. This year, 10 were torn down and a new list is being compiled. Mayor Persing said this is an extension of that process to get the properties on the tax roles. Mr. Apfelbaum said he has a Resolution regarding a blighted property located at 310 S. Front St. Councilman Eister moved to adopt the Resolution requesting that 310 S. Front St. be posted as a public nuisance (see attached). Second – Persing. Unanimous vote. Councilman Bartello asked what the status was on properties located at 6<sup>th</sup> St and Washington Ave. Mr. Apfelbaum answered they had the Washington Ave. property ready with court papers and the owner's son contacted him saying he would like to work with his dad and the City to bring the property to code but he did not follow through with that. Mr. Apfelbaum said the Declaration of Taking should be passed again since there is a new council and this will become a court issue. Councilman Eister moved to pass a Resolution to move forward with the Declaration of Taking of 202 Washington Ave to take any action that may be necessary to carry out the intent and purposes of the Ordinance. Second – Persing. Unanimous vote. Councilman Bartello asked about the property on 6<sup>th</sup> St. – Mike Rhoads answered that they tried to contact the owner by certified letter but it was returned to the office unopened. Most of these properties have mortgages outstanding so the mortgage companies are notified. On a property on Catawissa Ave. there is a mortgage being held by Beneficial Loan who has been contacted to name the Redevelopment Authority as a Conservator to hold the property and do something good with it. The money then goes into a “bucket” where the mortgage company would receive some and the City would receive some to cover expenses. Mr. Apfelbaum said the 6<sup>th</sup> St. property may benefit from this process as well. Mr. Apfelbaum said he would also file for a Conservatorship for that property.

### **CITY OF SUNBURY RESOLUTION**

Mayor Persing announced that he has received a letter from Councilman Bartello that effective Friday December 10<sup>th</sup> he once again has a place at the Edison Hotel at 401 Market St.

### **PA DOT ROAD CLOSURE**

Councilman Troup moved to submit paperwork to PA DOT to close a portion of Market St. for a brief procession on January 2<sup>nd</sup> by the Albright United Methodist Church to St. John's United Methodist Church on 2<sup>nd</sup> St. The procession should take approximately ½ hour. Second – Eister. Unanimous vote. Councilman Troup asked the Chief of Police to have traffic control available on that date.

### **HARB APPROVAL**

As requested by the Historic Architectural Review Board Councilman Bartello moved to approve new replacement windows for 210 Market St. owned by Michael and Brianna Kula. Mr. Apfelbaum disclosed that he is also a part-owner of that property and the Kulas are family members. Second – Eister. Unanimous vote.

### **APPROVAL TO PAY INVOICES**

Councilman Snyder moved to approve the payment of invoices in the amount of \$134,371.31 as funds are available. Second – Eister. Unanimous vote.

### **TAX EXONERATION**

Councilman Snyder moved to pass the tax exoneration as requested by Statewide Tax Recovery. Second – Eister. Unanimous vote.

## **RFP FOR IT SERVICES**

Mayor Persing said the City is in need of Information Technology support services. Councilman Snyder created an RFP for IT Services which will be advertised for bids due on December 27<sup>th</sup>.

## **TRANSFER OF DEEDS FOR 1428/1432 MARKET ST FROM COUNTY**

Mayor Persing announced that 2 of the properties in the flood zone were purchased by the county with federal funds and they transferred the deeds to these properties to the City at the Commissioner's meeting. At this time there are no plans for the use of the properties but they are in the floodplain so usage will be restricted.

## **AUDIENCE COMMENT**

None

## **DISCUSSION**

Councilman Eister received a thank you letter from a church group in Milton for allowing them to attend the skating rink at no cost. He also mentioned that any youth groups could contact the office and arrange for a free outing for the group. He is also making arrangements for all the classes up to grade 8 at Shikellamy School District to skate at the rink for free.

There being no further business the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Terry Specht  
City Clerk