

CITY COUNCIL
Sunbury PA 17801
November 23, 2015
6:15 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
John K. Shipman, Director of Accounts and Finance
Richard L. Reichner, Director of Public Safety
Dale L. Henry, Director of Public Works
James R. Eister, Director of Parks, Recreation and Public Buildings

Other City officials in attendance:

Lisa Martina, City Controller
Kevin Troup, City Treasurer
Brianna Apfelbaum Kula, City Solicitor
Brad Hare, Police Chief
Michael Rhoads, Zoning Officer
Michael Bordner, Public Works Supervisor
Terry Specht, City Clerk

There were eighteen (18) visitors present.

A moment of silent reflection was held after the Pledge of Allegiance.

PUBLIC COMMENT/AGENDA ITEMS

Mayor Persing asked for comments on agenda items and there were none.

CHESTNUT ST. UPDATE

Councilman Eister said the final inspection is Wednesday. Penn DOT certified the traffic signal.

MARKET ST. UPDATE

Councilman Eister explained they are finishing the north side and should be done in about 3 weeks.

REDEVELOPMENT AUTHORITY

Ms. Apfelbaum Kula said 3 properties were auctioned on November 14th for 144 South St (\$900), 1062 Miller St (\$650) and 116 S. 4th St. (\$10,000). All properties will be rehabbed per a required plan submitted to the Redevelopment Authority. The South St. property was through the CDBG program and the funds will go into that account. The Miller St. property was a Keystone grant and the funds will go back into that account.

2016 BUDGET

Councilman Shipman said he is presenting a balanced budget to council. A general discussion was held in regard to the budget. It was balanced through removing expenses. A budget meeting will be held on December 7th at 5:00 pm. Councilman Shipman moved to accept the 2016 Budget on a first reading. Second – Henry. Unanimous vote.

2016 TAX LEVY ORDINANCE

Councilman Shipman moved to pass the 2016 Tax Levy Ordinance on a first reading with no tax increase. The general revenue millage is 25, recreation 2 mils, the library at .25 mil and debt reduction at 2 mils. Second – Henry. Unanimous vote.

CHILD ADVOCACY CENTER PARKING

Councilman Eister mentioned this was discussed earlier. The building on Chestnut St. that is owned by Seiple is being rehabbed. They asked for 6 parking spaces in the Court St. lot and 6 in the lot by Cole's Hardware. An Agreement was presented giving them the stalls at \$1,440.00 in 2015 with the amount going up 5% per year for a 3 year period with an automatic 3 year renewal. The city will continue to plow and furnish lights. Councilman Eister moved to provide the 12 parking spaces to GMC Child Advocacy Center. Second – Reichner. Unanimous vote.

STORM WATER WAIVER/MERTZ REAL ESTATE INC.

Mr. Rhoads explained that this property owner wants to sub-divide the lot they own to sell off part of the property to the people that run the bowling alley. A storm water waiver is being requested because there will be no construction or land disturbance on the site. Councilman Reichner moved to allow the waiver for this property. Second – Eister. Unanimous vote.

ORDINANCE CHANGES

Mr. Rhoads explained he was asked to review some ordinances and make changes due to changes in the community as follows (see attached for copy of changes):

175-4 definition of mobile homes change to “Pre-manufactured housing” Motion – Reichner. Second – Eister. Unanimous vote.

175-65 Mobile home parks. (Pre-manufactured Home Park). Mr. Rhoads explained the minimum mobile home park area would be changed to at least 10 acres, sidewalks must be a minimum of 5' in width, the maximum height of any building shall be 15' (one story) and no more than 30% of any lot shall be covered by structures. Motion – Reichner. Second – Henry. Unanimous vote.

175-4 (definition) The addition of appliances, containers, parts of trailers and parts of utility trailers. After general discussion it was decided to add drums instead of containers and utility trailers and parts of utility trailers.

175-70. Change containers to drums, and trailers to utility trailers and parts of utility trailers (see discussion below). Also add (3) Carports or tarps or any other types of temporary coverings do not constitute the proper covering or storage of materials or objects. Mayor Persing said he wants to be sure the code office has enough teeth in this to require clean-up of properties with items laying around. Mr. Rhoads said he believes it does. Mr. Joe Bartello: How does this affect current businesses in the city that recycle as well as the city barn? Councilman Reichner said they might be affected because it is on city streets. Mr. Rhoads answered they will have to clean up their properties after this passes a 2nd reading. Mayor Persing said if you have a license to be a recycling center it shouldn't affect them. Councilman Reichner said they are finding vehicles sitting on the street that people purchased to sell parts from them and let them sit on the street. The code office did not have authority to act on any vehicles parked on the street. Ms. Regina Russell: Will 175-70 cover the trailer parked on the property on 3rd St. that she complained about? Councilman Reichner said if it is licensed and on private property it is ok. The trailer the #1's uses to store carnival items is parked on their lot without a license. She said she gets confused with ordinances because whatever is passed does not apply to everyone. She asked if there was language that could be added that says they apply to everyone. Mayor Persing answered the ordinances apply to everyone. Councilman Henry asked what would happen to trailers like the one at the #1's and also the school district has several of them. Councilman Eister said storage containers should be permitted because you are purchasing them to use as storage. Motion – Reichner. Second – Henry. Unanimous vote.

175.74 Parking Lot Screening and Landscaping. After general discussion it was decided to remove “No interior area of a parking lot shall be without at least one shade tree.” Motion – Reichner. Second – Henry. Unanimous vote.

175-78. Minimum habitable space. Add minimum habitable floor area in Central Business District shall be 900 sq. ft. Also add bedrooms up to 2 shall have a minimum of 100 sq. ft. For each additional occupant an additional 50 sq. ft. is required. Bedrooms are required to have an egressable window of 5.7 sq. ft. minimum. Also, all habitable spaces are required to have natural light and fresh air of 8% of floor area for each room. The IRC (International Residential Code) states that a

bedroom should be 70 sq. ft. minimum for 1 person, 2 people 50 sq. ft. per person. Mr. Bartello: Which version of IRC is city using? Mr. Rhoads answered 2009 which is the current code. Mr. Bartello said the minimum square footage in that is 300 for 1 bedroom. He also said there is a 2012 and a 2015 code. Mr. Rhoads said the state has not approved anything since 2009. Ms. Meghan Beck said she feels the 900 sq. ft. should be changed to 400 sq. ft. to fill the apartments above businesses for redevelopment reasons. It would be for singles or couples that don't mind walking 2 blocks from parking. They would be able to walk anywhere. She feels there would be more investment if it is lowered. Councilman Reichner said the more apartments put in would not meet the standards because you would not have a window for egress in every bedroom. She feels you could put 3 apartments at 400 sq. ft. on a floor. Councilman Reichner said they will look into it but they would need guarantees it would only be 1 or 2 people in an apartment. Mr. Rhoads also said that keeping the apartments at a higher square footage you would not have people sitting on the sidewalk in lawn chairs during the day or in the evening.

175-90 Change living space size to 900 sq. ft. in Central Business. Motion – Reichner. Second – Eister. Unanimous vote.

175-73. Supplementary. Add B Radio Transmission and Receiving Towers (see attached). A tower was installed on Reagan St. because there was nothing to stop it from going in through ordinances. Councilman Reichner said if the tower is 100' high a 100' lay down radius will be needed as well. Motion – Reichner. Second – Henry. Unanimous vote.

175-103. Permanent Signs and Billboards. Tabled until further review of changes. 175.104. To include objectionable or excessive noise created by electric current or air movement. Tabled for further review of ordinance changes.

175-4C (74) Mental Health Establishment. Change wording to “intellectual disability.” Motion – Reichner. Second – Henry. Unanimous vote.

Chapter 35 Police Department -1. Number of members – delete altogether. Motion – Persing. Second – Eister. Unanimous vote.

FEMA APPEAL PROPOSED FLOOD HAZARD DETERMINATION

Mayor Persing explained that in 2011 the flood wall had to be certified at a cost of more than \$500,000. Now FEMA has upgraded the engineering analysis to reflect that 1% annual chance flood elevation has increased. Mayor Persing moved to authorize the Sunbury Municipal Authority to make the proper appeal. Councilman Eister said areas never in the floodplain would now be in the floodplain even though these places never flooded. Second – Eister. Unanimous vote.

FREE PARKING/MARKET ST AND ALL METERED STREETS

Councilman Shipman moved to allow free parking on Market St. and all metered streets from Black Friday through January 1st. Second – Henry. Unanimous vote.

APPROVAL TO PAY INVOICES

Councilman Shipman moved to pay the invoices reported on the voucher's payable report in the amount of \$130,217.86 from the General Fund and \$206,237.60 from the Liquid Fuels Fund (\$200,000 to the Chestnut St. Project Phase 1). There is not enough money in the account to pay the general fund bills right away so they will be paid as funds are available. Second – Henry. Unanimous vote.

TAX EXONERATION

Councilman Shipman moved to pass the tax exoneration as requested by Statewide Tax Recovery. Second – Eister. Unanimous vote. Ms. Regina Russel: How can residents get away without paying taxes for several years? Councilman Shipman said once the year end they become delinquent and are turned over to a tax collector and the city has no further authority to collect them. At some point they are considered uncollectable.

GENERAL FUND/ACCOUNTS AT BB&T

Mr. Troup explained that Susquehanna Bank was purchased by BB& T and the transition was anything but easy. It is no longer a community bank. He would like to go out for proposals to find a more user-friendly bank in the city. There were circumstances that BB&T said they would be there if there were problems and they were not. The city was called about overdrafts and there were none. There were problems with payroll and no one was available to answer questions. Mr. Troup was given permission to go out for proposals from local banks.

GPS EQUIPMENT

Councilman Shipman explained that GPS equipment for police vehicles, code vehicles and some trucks would be \$185/each installed. It is \$19/month to monitor them. They keep up to 1 year of data. Only those that have permission to monitor them could do that. It would be about \$2,000/year in the budget.

DASH CAMERAS

Councilman Shipman said the Chief is looking into new dash cameras. They are needed for liability issues. Further reports will be made. Chief Hare said Ms. Delsite is completing a grant for dash cameras.

AUDIENCE COMMENT

Mr. Jim Snyder: Purchased property at auction on S. 2nd St. and submitted 2 single family units, side-by-side. He asked who sets the parameters and why they would not want income from 2 units. Ms. Apfelbaum Kula said the Redevelopment Authority just received his letter and they will review it and reply back to him. The original agreement was to build only 1 unit on that property. Councilman Henry said the property has 2 deeds but it was sold as 1 parcel. Mr. Snyder asked if he could put a trailer on that property and again it was reiterated that it depends on the stipulations of the sale. Mr. Snyder asked Councilman Reichner if he put out a Right-to-Know request to Northumberland County for his business. Councilman Reichner said yes he did to see if any work was done in Sunbury without a permit. Mr. Snyder said it was in the newspaper that he installed a boiler and he didn't. A water heater was installed but no permit was received from the code office.

ANNOUNCEMENTS

The Santa Parade is Friday Nov. 27th at 6:30 pm.

There being no further business the meeting was adjourned at 7:32 pm.

Respectfully submitted,

Terry Specht
City Clerk