

CITY COUNCIL
Sunbury PA 17801
February 27, 2012
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
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 Kremer, City Treasurer
Michael Rhoads, Property Maintenance Officer
Stephen Mazzeo, Chief of Police
Terry Specht, City Clerk

There were fourteen (14) visitors present.

2012 CDBG PROFESIONAL AND ADMINISTRATIVE SERVICES AGREEMENT

Councilman Eister moved to pass the Agreement for 2012 CDBG Professional and Administrative Services with SEDA-COG. Second – Troup. Unanimous vote.

BORROWING RESOLUTION/PARK & RECREATION VEHICLE

Councilman Eister moved to pass a Resolution to borrow \$42,484 from Northumberland National Bank at 2.38% interest. Councilman Bartello asked if this is for a truck he already has and Councilman Eister answered no it is for a new truck. Second – Troup. Yes – Troup, Eister, Persing, Snyder. No – Bartello. Motion carried.

ACQUISITION OF PROPERTY ON MEMORIAL DRIVE

Mayor Persing said this has been discussed at prior meetings. An assessment of the property was completed in 2011. Mayor Persing moved to offer \$90,000 to Mr. Yoder for his property on Memorial Drive. 2013 CDBG funds could be used to help pay for it. It could be used for many uses, not just recreational uses. There is a party interested in purchasing 1-3 of the lots. The motion also gives Councilman Snyder the authority to negotiate the payment terms with Mr. Yoder. Councilman Troup said he would rather not use block grant money for it because that would restrict the use to recreation. Councilman Bartello asked what the recreation use would be and Mayor Persing answered it could be a new site for the skate park if someone wanted the corner parcel on N. 4th St. There could also be homes built there, just not trailers. The Redevelopment Authority could market the area if that would be council's decision. Councilman Bartello said he does not like the idea of the City being in the real estate business. Councilman Snyder said the area the skate park is on now is prime real estate and is in a more dangerous place for the children using it. It would also contribute to the tax roles if a business were on it. Councilman Bartello said if he lived in the 2 houses on Memorial Drive he would not want to be near the skate park because of all the noise. Councilman Troup said he wouldn't want to live next to a mobile home park either. There are a lot of options if the City owns the lots. Second – Eister. Yes – Eister, Persing, Snyder, Troup. No – Bartello. Motion carried.

RESOLUTION AUTHORIZING FILING OF PROPOSAL/\$25,000/SRI

Ms. Kristen McLaughlin explained this proposal is to apply for funds for planning to look into a Neighborhood Improvement District (NIB) in the Hill Neighborhood which would encompass the Elm St. area and a little more. She explained an NIB becomes a legal entity which must be adopted by the people in the neighborhood. It is an assessment district with defined boundaries. The plan would determine what the people that own property in that area want, such as extra street cleaning or to hire police or code officers just for their neighborhood. Physical improvements can also be made to the area. The cost of the project(s) selected would be the assessment for all properties in that area. Property owners would share in the cost and it is essentially another tax on that area. Residents in the specified area must vote, if they do not it is considered a yes vote, if they like the project it would be a yes vote and if they do not like it they must vote no. SRI has the matching funds for this project. They also applied for 2012 CDBG funding. Councilman Snyder said it is similar to a Home Owners Association. He suggested that there are other neighborhoods that might be interested too. Other neighborhoods could participate with one plan. Ms. McLaughlin said members of Old Town were invited to

participate in a conference call with the Downtown Center regarding this subject. She said she got the impression that it is difficult to plan for multiple districts under one large plan. Old Town did not have a lot of interest. Mayor Persing said he wanted to make sure they would not be doing what the Redevelopment Authority is doing at this time. The plans are normally 5 year plans. City council would have the last vote regarding creating the NIB. Mayor Persing moved to authorize the Resolution Authorizing the Filing of Proposal for Funds as requested by SRI/Elm St. and authorize him to sign all documents. Second – Eister. Unanimous vote. Mr. Fred Campbell asked who would be responsible to pay the assessment and Ms. McLaughlin answered the property owner would be. If they ignore the fees, there would be a lien placed on the property the same way as if taxes are not paid. Property owners would get to vote on it but renters are encouraged to be involved in the development of the plan. Councilman Snyder said the key to having everyone cooperate is mass participation by all neighbors. A public meeting with the PA Downtown Center will be held to discuss this concept.

RESOLUTION AUTHORIZING FILING OF PROPOSAL/\$250,000/SRI

Ms. McLaughlin explained that this borrowing would be for Phase II of the Market St. project to continue the 1200 block of Market St. SRI also has a match for this project and applied for 2012 CDBG funding. Councilman Eister moved to accept the Resolution and authorize the mayor to sign. Second – Troup. Unanimous vote. Councilman Snyder said he knows the funding for Elm St. designations has ceased as far as state funds are concerned. He said the problem is that creates 1 model as a neighborhood and the other neighborhoods don't have the same advantage. Ms. McLaughlin said the guidelines for Elm St. designations have changed and there are Keystone Elm St. designations and they provide 1 year of funding but the other 4 years of funding must be in the bank. SRI would like to help other parts of the City begin neighborhood projects organize. Councilman Snyder said the opportunity for the other neighborhoods to organize would create neighborhood investment groups and he thinks SRI should help now rather than later to see benefits.

APPROVAL TO PAY INVOICES/VOUCHER'S PAYABLE REPORT

Councilman Snyder moved to pay the invoices reported on the voucher's payable report in the amount of \$116,768.97 from the general fund and \$3,846.33 from Liquid Fuels as funds are available. Second-Eister. Unanimous vote.

COMPREHENSIVE PLAN

Mr. Paul Yucha, Chairman of the Planning Commission, told council the commission had a lot of misgivings regarding the comprehensive plan. According to the comments received, so did many other people. He feels it is large on theory and short on practical issues. There is nothing in the plan that would prevent the commission from recommending the plan. A major area he was concerned with was that this plan is not unlike past plans. The Commission hopes this is not put on a shelf like past plans have been. He did say the Commission is recommending that council members adopt the plan. Mayor Persing thanked him for the time the Planning Commission members put into reviewing the plan. Mayor Persing moved to accept the recommendation of the Planning Commission and adopt the Comprehensive Plan as provided. Second – Eister. Unanimous vote. As part of the planning process, a meeting is scheduled for March 1st at 3 pm to discuss the plan with other City boards and commissions. Councilman Snyder said at bare minimum the document was to qualify for the state requirements and in his opinion, it lacks teeth for the City to implement some of the items. Council members must keep this in the forefront and see that the items that are a priority are implemented and build on the good things in the plan. Mayor Persing said he feels it is council's responsibility to get that done and get others involved with the plan. He said as long as he is mayor it will not sit on a shelf. Councilman Bartello said the economic portion is only up to 2008 and the economic situation is entirely different now. Mayor Persing said that could change again any time. Councilman Eister said the top 10 items that can be accomplished should be prioritized and worked on.

AUDIENCE COMMENT

Ms. Carmen Campbell asked if feedback has been received regarding the E. Chestnut St. and Wolverton St. off-street parking survey. There was 1 survey received that said they would be interested in paying for parking in that area and 4 that would not be.

Ms. Cora Campbell asked if there would be a city-wide clean-up this year and the answer is yes but the date has not been set yet.

Mr. David Whipple asked if the City's infrastructure will be able to handle the chemical residue that will be put in the sewers by the Marcellus Shale companies. Mayor Persing said there is no chemical residue in the sewers. There is a DEP meeting scheduled for City officials to discuss the plans for that area. The permit application process has been started with DEP for Clean Harbors to come to the Moran site.

Mayor Persing announced that the City will be receiving in excess of \$9,000 from the PPL E-Power rebate program for changing all the lights at city hall to high energy and/or LED bulbs.

The State of the City address will be held on February 29th at the Degenstein Library at 7 pm.

Councilman Troup said he would like to thank Councilman Eister for sending his employees out on Market St. to manually clean the street and sidewalks. They did a good job.

There being no further business to discuss the meeting was adjourned at 6:51 pm.

Respectfully submitted,

Terry Specht
City Clerk