

**Borough of Steelton
Council Agenda
August 19, 2013**

CALL MEETING TO ORDER: President Wright with the Pledge of Allegiance

MOMENT OF SILENCE: Thomas F. Acri, Mayor

APPROVAL OF MINUTES OF PREVIOUS MEETING AS PRESENTED:

EXECUTIVE SESSION HELD BETWEEN MEETINGS:

APPROVAL OF SCHEDULES OF BILLINGS, REQUISITIONS AND CHANGE ORDERS AS PRESENTED

APPROVAL OF DEPARTMENT REPORTS:

Fire and Ambulance
Police
Public Works
Code Enforcement
Water Filtration Plant
Borough Manager's Report

PUBLIC COMMENT: Agenda items only

PRESENTATION:

Terry Govelovich	Local Business Owners Concerns
Trish Abbatello	Sewer Bill for 55 N. Front Street
Donald John	Steelton Boat Launch Ramp Lighting
Reverend Gonzalez	Parking Issues

COMMUNICATION:

Matt Cichy	Engineering Activities
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UNFINISHED BUSINESS: None

NEW BUSINESS:

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Mr. Wion	Resolution 2013-R-12, No Parking zone on Bridge Avenue between 2 nd Street and 4 th Street.
Mr. Wion	Ordinance No. 2013-2, establishing special purpose parking zones.
Mr. Wion	Adams Street – Letter of Support
Borough Manager	Ratification of the Borough being the co-application for the Firehouse Gaming Grant.
Mr. Wion	Dauphin County Land Bank Discussion
Mr. Albert	Midget Football League Request

AUDIENCE PARTICIPATION:

COUNCIL’S CONCERNS:

EXECUTIVE SESSION:

(if necessary)

OTHER BUSINESS:

(if necessary)

ADJOURNMENT:

The regular monthly meeting was called to order at 6:35pm, by President, Jeffery Wright, with the pledge of allegiance, followed by a moment of silence.

In Attendance:

Jeffery Wright
Steve Shaver
Michael Albert
Maria Marcinko
Raymond Spencer
MaryJo Szada

Mayor Thomas Acri
David A. Wion, Solicitor
Sara Gellatly, Borough Manager

Absent:

Denae House

APPROVAL OF MINUTES:

On a motion made by Mr. Spencer, seconded by Ms, Marcinko, Council Members present voted unanimously to approve the minutes from July 15, 2013, as presented.

APPROVAL OF SCHEDULES OF BILLINGS, REQUISITIONS AND CHANGE ORDERS AS PRESENTED

A motion was made by Mr. Spencer to approve the schedules, seconded by Mr. Albert and approved unanimously by all present.

APPROVAL OF DEPARTMENT REPORTS:

A motion was made by Mr. Albert to approve the department reports, seconded by Mr. Spencer and approved unanimously by all present.

Neighborhood & Economic Development

Fire and Ambulance

Police

Public Works – Ms. Marcinko commended the Public Works Department on the work they have been doing around town. Crosswalks have been painted per the School District’s feasibility study and per a request made by Dauphin County Housing. Ms. Marcinko stated there have been several complaints about trash in the East End and the Borough Manager has worked with York Waste to resolve some of these issues.

Codes Enforcement

Water Filtration Plant

Mayor's Report – Intergovernmental meeting with Highspire Borough and the School District on September 26, 2013 at 7pm at the Highspire Borough Building.

Borough Manager's Report

PUBLIC COMMENT: AGENDA ITEMS ONLY

None

PRESENTATIONS:

Terry Govelovich, Local Business Owner Concerns

Ms. Govelovich expressed security issues and other concerns that local business owners have. She owns the properties at 113 South Front Street and 15-17 South Front Street. The property at 15-17 South Front Street, the old M&T Bank building, one of the exterior lights need replaced because her tenants are experiencing theft due to the lack of lighting in this area. Also her land that boards the bank building, the parking lot is starting to deteriorate and kids are starting to throw pieces of the parking lot are being thrown into her tenant's yard. Ms. Govelovich stated that when she called the Codes Department, they told her she needed to call the Police each time this occurs. These are the same issues that she is having at her property at 113 South Front Street. She complained that having to call the Police Department each occurrence, is a bit of an annoyance.

Ms. Govelovich also stated that she and other business owners do not know the officers of the Police Department anymore. She suggested having a couple meetings where the business owners could meet the officers. Pop's Kitchen has stated they would be willing to host the meetings.

Mayor Acri stated that he would get together with Chief Spangler and start to put together meetings with the local business owners and the Police Department.

Mr. Shaver also stated that if her tenants are having problems, they need to call the non-emergency number. Ms. Marcinko stated that when she and other residents were experiencing problems in the East End they called the police every night to get the problem resolved.

Reverend Gonzalez, Parking Issues

Mayor Acri wanted to comment on this issue even though Reverend Gonzalez was not in attendance at the meeting. The church located in the middle of Pine Street, has asked if they can use the Borough's parking lot Sunday mornings during their church services. They also requested to park on Second Street where the Borough has reserved for Police Parking. He stated that he told could use the parking lot on Sundays but at no time could they use the Police Parking spaces. They also had requested using the Borough's parking lot for occasional meetings held during the evening and Mayor stated that would have to be determined if the

Borough had a meeting or not so they would need to get authorization prior to using the parking lot during the week.

COMMUNICATION:

Matt Cichy, Engineering Activities – July 15, 2013 through August 15, 2013

Project No. 1337.0000 (Engineering Retainer) – HRG has been assisting the Borough with the Roof Replacement project. Assistance from the Fire Department for the use of the ladder truck will be needed to obtain access to the roof for the bidders during the bidding phase. The project is estimated to last 40-60 days. HRG has also been assisting the Borough with the replacement of the Midget Baseball Field storage building and has obtained quotes for the demolition and for the installation of a new building and also to replace the roof on one of the dugouts. HRG has assisted the Borough Manager in obtaining quotes to replace to upper to two handrails on the Locust Street Steps that have become loose due to rust.

Project No. 1337.0440 (Streetscape Phase 2) – This project was advertised for bidding on August 1, 2013 through PennDOT's electronic bidding service. HRG is assisting PennDOT with any questions and the bidding will be closed on August 29, 2013.

Project No. 1337.0447 (Mohn Street Recreations Project) – Bids were received from six contractors and the apparent low bidder is T.R. Stoner General Contractors. The lowest bid was in the amount of \$321,209, which exceeds the available funding. Due to the lack of funding, the next step will be to reject all bids and hold off on this project until additional funding is hopefully obtained through a Gaming Grant. A motion was made by Mr. Shaver to reject the six bids for the project, seconded by Ms. Marcinko and approved unanimously by all present.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mr. Wion, Resolution 2013-R-12 – Mr. Wion presented Resolution 2013-R-12, No Parking Zone on Bridge Avenue between 2nd Street and 4th Street. A motion was made by Ms. Marcinko to approve Resolution 2013-R-12, seconded by Mr. Shaver and approved unanimously by all present.

Mr. Wion, Ordinance No. 2013-2 – Mr. Wion presented Ordinance No. 2013-2, establishing special purpose parking zones. A motion was made by Mr. Albert to approve Ordinance No. 2013-2, seconded by Ms. Marcinko and approved unanimously by all present.

Mr. Wion, Adams Street Letter of Support – On July 30, 2013 a Special Meeting was set to consider a presentation to in regards to Adams Street. There was not a quorum but there was information presented to those Council persons and staff present by Fred Banuelos from the Dauphin County Housing Authority's non-profit 501(c)(3) entity, Dauphin County Affordable Housing. Through discussions, Dauphin County Affordable Housing has looked at the Adams Street Project and had a meeting with the Dauphin County Redevelopment Authority with whom the Borough has a Memorandum of Understanding, which controls the project and planning of the project. The Redevelopment Authority has gone out on bids twice for the Adams Street Project and has not been successful on obtaining an interested party. Mr. Banuelos made a presentation stating that Dauphin County Affordable Housing may have the availability to secure some grants, donations, and other funding as a non-profit corporation to go in and acquire the property. He discussed having three-bedroom homes and perhaps using some CDBG grant funding. Mr. Banuelos wanted to have Council indicate in some kind of fashion, maybe a letter of support, that they would entertain working with the Dauphin County Redevelopment Authority and Dauphin County Affordable Housing in order to reconsider the project and the nature of the project. Mr. Banuelos was interested in knowing if there was any interest from Council in moving forward which was the purpose of his presentation on July 30.

Mr. Spencer commented that the history of the Adams Street is to make the property into affordable housing. Dauphin County Affordable Housing is willing apply for grants and loans to move the project forward.

Mr. Shaver stated that if a new design is proposed, Council would have to approve the changes and since there were no parties interested in the project the first two times it went to bid through the Dauphin County Redevelopment Authority, he would be in support of Mr. Banuelos concept.

A motion on was made by Mr. Albert to approve a letter of support in regards to the Adams Street Project for Dauphin County Affordable Housing, seconded by Ms. Marcinko and approved unanimously by all present.

Ms. Gellatly, Ratification of the Borough being the co-applicant for the Fire Department's Gaming Grant – The Steelton Fire Department has applied for a Local Share Gaming Grant to pay off their truck loan. In order to apply for the grant, they needed the Borough to be their co-applicant. Due to the timing of the grant's deadline and not having a Council meeting before the deadline, Ms. Gellatly wrote a letter stating the Borough would be their co-applicant and tonight needs Council's approval of this letter. A motion was made by Mr. Spencer to ratify the approval of the Borough being the Fire Department's co-applicant for their Gaming Grant, seconded by Ms. Marcinko and approved unanimously by all present.

Mr. Wion, Dauphin County Land Bank Discussion – Pursuant to Act 153 of 2012 the legislature of the Commonwealth adopted legislation authorizing counties and municipalities with populations of 10,000 people or more to establish land banks. Dauphin County has taken the legislation and created an authority, the Dauphin County Land Bank Authority, to forward the purposes of the legislation. The purpose of the legislation is to allow the authority and the

local entity such as the borough and/or school districts to acquire the problem properties that are found in the boroughs, generally vacant properties, they would acquire them and attempt to revitalize them and get them back on the tax rolls, perhaps by resale. This is an acquisition project and there is some funding available through the act and other acts to the authority to function in this purpose. As a result, the Borough has received from the Dauphin County Land Bank Authority a document which is titled, Intergovernmental Corporation Agreement a Memorandum of Understanding, which would be between the Land Bank, the Borough and the School District, although at this juncture, the Authority is simply looking to the Borough to see that it might first be interested in the agreement before the School District is approached

Mr. Wright asked Mr. Wion to briefly review the agreement.

Mr. Wion pointed out to Council that in paragraph three on page two, the Borough has to understand that when the Authority acquires a property and attempts to return it to productive use, which may include a non-taxable use, the Borough has to agree that for a period of five years after the property is transferred from the Authority with regards to all taxes that would come to the School District and the Borough, the School District and the Borough would only receive one-half of the tax revenue. The other portion of the taxes would go to the Authority.

Mr. Wion also pointed out to Council that paragraph 6 which discusses termination, says any party can terminate the agreement and withdraw from any future acquisitions upon 30 days written notice but any property that has already been acquired pursuant to the agreement would remain with the Authority along with the five year allocation of one-half of the tax revenues to the Authority would be required to remain. Mr. Wion also pointed out the Borough would be obligated for any costs reasonably incurred with regards to the property, which the Authority is obtaining or attempting to obtain in the Borough prior to notice of the withdraw. So while the Authority is holding the property, the Borough would be responsible for what the Authority has gone through to obtain the property and resolve it.

Mr. Wion also pointed out that in Exhibit A, paragraph one, states the Land Bank Authority is only going to acquire property in Dauphin County where the Borough and the School District have entered into this MOU with the Authority, including the commitment of the Borough to care for and maintain the properties in the Land Bank possession. The Borough and the School District would have to agree to an allocation of property tax revenues to the Land Bank for a period of five years once the land is returned to the tax rolls, following the date of conveyance from the Authority to whatever parties purchases it. Exhibit A also states that the municipality (the Borough) will agree to release all tax liens and any other liens which are placed on the property and the municipality acknowledges that the property it is tax exempt while under the Authority.

Mr. Wion also pointed out that Exhibit A, paragraph two, the properties that the Authority is going to acquire will be properties which are vacant, so they are not acquiring properties which are inhabited.

Mr. Wion pointed out that page two of Exhibit A, number five, indicates that before the Authority acquires the property, the Authority will give the Borough notice to comment or object to the acquisition. The agreement does not state that if the Borough objects to the acquisition, that they will not proceed.

Mr. Wion pointed out that page two of Exhibit A, number seven, indicates that the Authority will not acquire properties with known or reasonably suspected environmental hazards or concerns. Mr. Wion stated that this limits the properties the Borough might request the Authority to acquire.

Mr. Wion stated that on page two of Exhibit A, it discusses handling and maintenance of the properties. It states that the Authority is allowed to rent the property or acquire properties that are receiving rates that are below market rent.

Mr. Wion pointed out that page three of Exhibit A, number six, nominal or reduced price disposition shall be an option for any property by the Authority for any good economic development reasons, which means the Authority can sell the property for less than the market value and there is no indication the Borough as the right to approve or consider any reduced price disposition.

Mr. Wion stated that these are some of the points he would like bring to Council's attention before they consider the Borough's involvement in the Land Bank.

Lastly, Mr. Wion stated that the agreement does not state if the property has to be brought up to code before the Authority will acquire it.

Mr. Wright requested Ms. Marcinko, Mr. Spencer, Mayor Acri and Ms. Gellatly to be on the Borough's Land Bank Committee.

Mr. Albert, Midget Football League Request – Mr. Albert thanked Dr. Szada for performing the physicals so that the kids could participate in the program. Mr. Albert stated that the program has 32 additional children this year and has to purchase equipment for each additional child which is \$250 per child. He would like Council to approve a donation of \$1,000. A motion was made by Ms. Marcinko to approve a donation of \$1,000 to the Steelton Midget Football League, seconded by Mr. Shaver and approved unanimously by all present. Mr. Albert abstained from voting.

AUDIENCE PARTICIPATION:

None

COUNCIL'S CONCERNS:

Ms. Szada – had no comment.

Mr. Spencer - had no comment.

Ms. Marcinko – asked Ms. Gellatly to contact Reverend Taylor that HRG has examined the handrails on the Locust Street Steps and we are working on fixed them. Ms. Marcinko stated that she has put in a request to get work release team to clean up the 107 North Front Street and it should be completed within a few weeks.

Mr. Shaver – had no comment.

Mr. Albert - had no comment.

Mayor Acri – thanked Council for supporting the Adams Street Project.

On a motion by Mr. Albert, seconded by Mr. Spencer, the Council meeting recessed into executive session at 7:50pm to discuss legal matters.

The Council meeting reconvened at 8:25pm.

A motion was made by Mr. Albert to approve the settlement with Trisha Abbatello, 55 North Front Street, in the amount of \$8,000, seconded by Mr. Shaver and approved by a majority vote.

ADJOURNMENT:

There being no other business before Council, on a motion made by Mr. Albert, seconded by Mr. Spencer, the meeting adjourned at 8:27pm.

Respectively Submitted:

Sara Gellatly
Borough Secretary