

Council Agenda
Monday April 4th, 2016

Call Meeting to Order: President Jeffery Wright

Pledge of Allegiance: President Jeffery Wright

Moment of Silence: Mayor Thomas F. Acri

Executive Sessions held between meetings: None

Approval of minutes from previous meeting: March 21, 2016

Public Comment on Agenda Items Only

Presentation:

Officer Minium and Dushawn Beecher

Presentation of Litter Prevention Program

Dushawn Beecher

Community Day at Bailey Street Park on May 28th

Justin Mendinsky, Herbert, Rowland, and Grubic, Inc.

Presentation of Monthly Engineer's Report

Communication:

PA Department of Transportation

Waiver of Claim Form SW Corner of SR3007

Christopher Fisher

Update on Applicants Briefing on Winter Storm Jonas FEMA Reimbursement

Dauphin County Office of County Commissioners

Notice of Gaming Grant Award for Blueberry Alley/Washington Street Storm Sewer Repairs Project

Borough of Steelton Codes Officer

Letter to Department of Labor and Industry Providing Update on Final Investigation Items and Requesting Closeout of Investigation

Herbert, Rowland, and Grubic, Inc.

Notice of Intent to Award to Video Pipe Services, Inc. for Sanitary Sewer Cleaning and Inspection Project

Herbert, Rowland, and Grubic, Inc.

Notice of Intent to Award to Video Pipe Services, Inc. for Storm Sewer Cleaning and Inspection Project

Borough of Steelton

Letter to Dauphin County Department of Community and Economic Development RE Audit of Pump Station Sewage Grinder Improvements Project

Unfinished Business:

New Business:

Robert Castro

Request to Purchase 227 Adams Street

Shawn Russel, Russel Roofing and Remodeling

Discuss Interest in Purchasing 247 Adams Street Property

Mr. Brown/Mr. Minium
Mr. Minium

Disposition of Records
Discussion on Removal of Parking Meters from 300 Block of South Front Street to the 100 Block of North Front Street

Mr. Brown

Approval of Appraisal Agreement with RSR Realtors for 24 Adams Street Appraisal

Mr. Brown

Reciprocal Codes Agreement with Highspire Borough

Mr. Proctor

Approval of CDBG Agreement for Midget Baseball Field Project

Mr. Brown

Approval of Alternates for Brownfields Project

Mr. Wion

Agreement with Herbert, Rowland, and Grubic, Inc. for Design Services Related to Mullberry Alley and Bessemer Street Sewer Project

Mr. Wion

Approval of Agreement with Herbert, Rowland, and Grubic, Inc. for Design Services Related to Midget Baseball Field Project

Mr. Brown

Update on Schedules for Brownfields Project, Firehouse Project, and Storm Sewer/Sanitary Sewer Projects

Mr. Singh

Discussion of Building Safety Month Idea

Audience Participation

Council Concerns

Executive Session

To discuss personnel issues.

Other Business:

Mr. Wright

Recommendation to Move James Souder to Full-Time Property Maintenance Officer

Mr. Wright

Recommendation to Advertise for Part-Time Parking Enforcement Officer Position at Maximum 20 Hours Per Week

Adjournment

**Steelton Borough Council Meeting
April 4, 2016**

Present:

Jeffery L. Wright, Council President
Maria Marcinko, Council Vice-President (Phone)
Brian Proctor, Councilperson
Michael Albert, Council Pro-Tem
Keontay Hodge, Councilperson
Michael Segina, Councilperson
Kelly Kratzer, Councilperson
Thomas F. Acri, Mayor
David Wion, Solicitor
Anthony Minium, Officer-in-Charge
Amrinder Singh, Codes Officer

Absent:

Douglas Brown, Borough Manager

Call Meeting to Order:

Mr. Wright called the April 4th, 2016 meeting of the Steelton Borough Council to order at 6:30pm.

Pledge of Allegiance:

Mr. Wright led the Pledge of Allegiance.

Moment of Silence:

Mayor Acri led a moment of silence.

Executive Sessions held between meetings: Mr. Wright announced that there were no Executive Sessions held between meetings.

Approval of March 21, 2016 Meeting Minutes:

Mr. Wright entertained a motion to approve the minutes of the March 21, 2016 Steelton Borough Council meeting. Mr. Albert motioned to approve the March 21, 2016 minutes, seconded by Ms. Marcinko. Council voted unanimously to approve the motion.

Public Comment on Agenda Items Only:

Mr. Emmuel Powell – 321 Lebanon Street

Mr. Powell stated that the borough spends a lot of money on the playgrounds and asked about grants to have someone manage the playground. Mr. Powell stated that the borough used to have people from the school manage the playgrounds. Mr. Acri informed Mr. Powell that the borough can no longer get grants for park management as funding is simply not available. Mr. Wright stated that the borough used to secure grants about four or five years ago but Dauphin County cut funding for those particular grant program. Mr. Albert confirmed Mr. Wright's statement. Mr. Wright told Mr. Powell that his question and suggested are noted and that the borough will look into the status of park management grants.

Presentations: No presentations were on the agenda for this meeting.

Presentation of Litter Prevention Program:

Chief Minium and Mr. Dushawn Beecher of 553 N 2nd St. are working together on a cleanup program with the Steelton-Highspire School District's athletic teams. Athletic teams from the school will adopt a park in the borough which they will clean up throughout the Spring/Summer. Mr. Minium stated that over the past 6 or 7 months he has been working with Mr. Beecher and talking about ideas on how to get the community and youth involved and taking pride in their town, their school and their teams. Ms. Hodge ask Mr. Beecher the name of his mentoring program. Mr. Beecher replied Shadowing Title Town Student Athletics. Ms. Hodge said that she is extremely supportive of the program and will help out in any way. Ms. Marcinko stated that she thinks it a great idea and wanted to thank Mr. Beecher for wanting to get involved. She also stated that Ryan Mohn's Father passed away this morning. Ms. Marcinko also stated that the Public Works Department is very excited about having assistance, and they will be there to assist the teams that adopt these parks whenever they are needed.

Mr. Wright entertained a motion to have Steelton Borough Council approve and support a partnership and program as presented by Mr. Minium and Mr. Beecher. A motion was made by Ms. Hodge and seconded by Mr. Albert. The motion carried by unanimous vote.

Community Day at Bailey Street Park on May 28th 2016

Mr. Beecher of 553 N 2nd St presented Council with his plans to hold a community day to bring Steelton together. The event will be a family friendly affair with games, music, sports, etc. Mr. Beecher requested permission to block off Baily Street from Lincoln Street to Adams Street from 2 p.m. to 7 p.m. Mr. Beecher stated that he has food vendors that will set up and events planned for the kids. Mr. Wright asked Mr. Minium if he is okay with the time frame of the event and the road closure requested. Mr. Minium stated that he is 100 percent in support of this event. Mr. Beecher mentioned the he will have enough personnel there to control any situations. Mr. Beecher ask for assistance from the Police Department not so much for the policing but for the community involvement and interaction with participants. Mr. Albert commended Mr. Beecher on his involvement with the youth and for fostering community involvement and pride in Steelton.

Mr. Wright entertained a motion to block off the Street on May 28th, 2016 between the hours of 2 pm and 7 pm. A motion was made by Ms. Hodge and second by Mr. Albert. The motion carried by unanimous vote.

Presentation of Monthly Engineer's Report

Justin Mendinsky of Herbert, Rowland, and Grubic, Inc. presented Council with a report on engineering and project activities in the Borough over the last month. Mr. Mendinsky presented the following items:

Firehouse Improvements Project:

Mr. Mendinsky stated that, as authorized by Council at the March 21, 2016 meeting, HRG has issued the Notice of Intent to Award letters to the approved bidders for both contracts: Lobar for the General Construction Contract and Mid-Atlantic for the Electrical Contract.

The NOI letters were accompanied by the agreements and performance and payment bonds per the contract requirements. Both low bidders have seven days to return the documents, which will then be sent to Solicitor Wion for review.

If all documents are acceptable the borough will move forward with the pre-construction conference. HRG and the contractors are aware that construction activity is not permitted to start until after the April primary election as well as the Veterans Parade on May 7th, 2016. Mr. Acri asked Ms. Marcinko about the 3 questions she was asked at the EMS round table meeting. Question one was if the contractor is going to remove the generator from the premises, the generator that's inside the firehouse, because we are going to get a new one outside. Mr. Mendinsky stated that the contractor will remove the generator. The borough also questioned if it could be reused at one of the sewer pump stations or another facility. The generator is not suited to be used at a pump station or other facility within the borough. It will be removed and given to the contractor.

The second question concerned whether or not a handicap accessible ramp will be built behind the firehouse. Mr. Mendinsky replied yes. The final question regarded the timing of construction due to the use of the firehouse as a polling place and the parade. That question was answered previously in the meeting.

Storm and Sanitary Sewer Inspection and Cleaning Project

Mr. Mendinsky stated that, similar to the Firehouse Project, the low bidders for the project were notified of the bid award and received a Notice of Intent letter. The borough has since received the executed agreements and bond for from the contractor, which were provided to Solicitor Wion for review. Tomorrow, HRG will be holding the pre-construction meeting for the project. Mr. Mendinsky reminded Council that the project is fully funded through CDBG-DR grant funds.

Trewick Street Pumping Station Capacity Analysis:

Mr. Mendinsky stated that this project is utilizing the remaining funds from the CDBG DR grant that was allocated to the Pump Station Sewage Grinder Improvements Project. HRG has completed the first phase of that investigation, which was basically a desk top review of historical flow information provide by Public Works Department for review of record drawings and past certified pump curves. HRG has provided this information to Capital Region Water identifying the preliminary findings which is a loss of pumping capacity at the pumping station as a result of the new Capital Region Water project at the waste water treatment facility. HRG is moving forward with the 2nd phase of that project which is to develop a testing protocol for field analyses of the pumping equipment. Mr. Mendinsky stated that they have staff on site last week who met with Public Works staff to review the testing protocol. Engineering staff will continue to be on site to move forward on this project.

Mr. Mendinsky stated that the two proposed agreements for the Mulberry Alley & Bessemer Street Sanitary Sewer Project as well as the Midget Baseball Field CDBG project will be addressed later in the meeting.

On a motion by Mr. Albert, seconded by Ms. Hodge, Council voted unanimously to accept the monthly engineers report.

Communication:

PA Department of Transportation – Waiver of Claim Form SW Corner of SR3007.

On a motion made by Mr. Albert, seconded by Mr. Segina, Council voted unanimously to approve the waiver of claim form for this project.

Christopher Fisher - Mr. Wright addressed the Update on the Applicants Briefing on Winter Storm Jonas FEMA Reimbursement – Council had no questions.

Dauphin County Office of County Commissioners – Mr. Wright addressed the Notice of Gaming Grant Awarded for Blueberry Alley/Washington St Storm Sewer Repairs Project – Council had no questions.

Borough of Steelton Codes Office Letter to PA Department of Labor and Industry Providing a Final Update on the Status of Outstanding Issues from Investigation– Mr. Singh advised Council that the letter is an update to the Borough’s last report to L&I dated January 29, 2016 and completes all open items that needed to be addressed in order to close out L&I’s investigation.

The final two minor residential project that were still open as of the date of the last report can now be considered closed. With the closing of these two final matters the Borough has now addressed to the fullest extent possible all of the Building permit matters identified by The Department of Labor and Industry in connection with the investigation that required remedial action. The Borough has respectfully requested that the Department of Labor and Industry confirm that the remedial actions taken by the Borough have been addressed and that the Department closes its investigation on the matter.

Herbert, Rowland, and Grubic, Inc. – Mr. Wright addressed Notice of Intent to Award Video Pipe Services, Inc. for Sanitary Sewer Cleaning and Inspection Project. – Council had no questions.

Herbert, Rowland, and Grubic, Inc. – Mr. Wright addressed Notice of Intent to Award Video Pipe Services, Inc. for Storm Sewer Cleaning and Inspection Project. – Council had no questions.

Herbert, Rowland, and Grubic, Inc. – Mr. Wright addressed Notice of Intent to Award Steelton Firehouse Improvement Contract to Lobar and Associates and Mid-State Mechanical Electrical LLC. – Council had no questions.

Borough of Steelton Letter to Dauphin County DCED RE Findings in Pump Station Sewage Grinder Project Audit– Mr. Wright addressed Letter to Dauphin County Department of Community and Economic Development RE Audit of Pump Station Sewage Grinder Improvements Project. – Council had no question.

New Business:

Robert Castro – Request to Purchase 227 Adams St. from the Borough

Mr. Wion addressed this by stating that 227 Adams Street is a Borough-owned property and must go out to bid after the borough determines fair market value for the property.

If 227 Adams Street is part of a redevelopment project it will potentially be required to go through the process of conveying it to the Dauphin County Redevelopment Authority who would appoint a developer to develop the property.

Council acknowledged that Mr. Castro expressed interest in this property, however the Borough cannot do anything at this time. Mr. Proctor reached out to Mr. Singh and Mr. Brown to get more information about Mr. Castro's intent. Mr. Wright stated that the information would have to be brought before the NEDC committee for review and bring their findings before Council.

Shawn Russel, Russel Roofing and Remodeling – Request to Purchase 247 Adams Street

Mr. Russel expressed his interest in purchasing the property in order to rehabilitate it as a rental property. Mr. Russel's request is similar to the request made previously by Mr. Castro with the same constraints presented due to the property being borough-owned.

Mr. Wright stated that the issue will be referred to the NEDC Committee who will provide an official recommendation.

Removal of Parking Meters from the 300 Block of South Front St to the 100 Block of North Front St.

Mr. Minium informed council that the parking meters in question are expired and are not certified. The certification of these meters expired in April of 2015 and the borough cannot enforce them or issue tickets to anyone parked in their vicinity. At a meeting last year Council discussed updating borough parking meters. It was estimated that it would cost around \$120,000.00 to update the parking meters and Mr. Minium would like to revisit this issue and requests direction from Council.

This item was tabled until the next meeting due to Mr. Brown's absence.

Approval of Appraisal Agreement with RSR Realtors for 24-26 Adams Street Property

Mr. Wion stated that in order to proceed with a potential conveyance of the property through the Dauphin County Redevelopment Authority it is necessary for the Borough to have an appraisal done. Mr. Brown contacted RSR Appraisers who agreed to do an appraisal for us and the fee would not exceed \$2,250.00. Mr. Brown approved RSR conducting the appraisal which include signing a standard agreement for services.

It was recommended that the agreement be revised to clearly state that it covers the appraisal of “24-26” Adams Street.

On a motion made by Mr. Albert, seconded by Ms. Kratzer, Council voted unanimously to approve the agreement with RSR Appraisers with the revision noted above. .

Reciprocal Codes Agreement with Highspire Borough

Mr. Singh discussed the agreement with Council stating that Highspire Borough has the same agreement with Steelton Borough that authorizes Terry Watts to come into the Borough as a representative to assist with Codes issues when the Steelton Borough Codes Department is behind or short-staffed. This is particularly advantageous when a staff member is out sick or on a vacation. The agreement for Highspire Borough to assist Steelton has worked very well with Mr. Watts providing much-needed help, guidance, and expertise during the period when there was not a Codes Officer at the Borough. Mr. Watts asked, in return, that the same agreement be set up for Mr. Singh to cover Highspire Borough’s Codes issues when Mr. Watts is out or if there is additional needs in the Highspire Codes Office.

On a motion made by Mr. Albert, seconded by Ms. Marcinko, Council voted unanimously to approve the Reciprocal Codes Agreement with Highspire Borough.

Highspire Borough Council will need to approve the agreement as well.

Approval of CDBG Agreement for the Midget Baseball Field Project

Mr. Proctor reviewed the CDBG agreement for the Midget Baseball Field Project. Mr. Proctor stated that the project is being funded by unspent CDBG funds that have been reallocated from the Adams Street Project. It was necessary for the Borough to reallocate the funds in order to avoid losing them.

The \$86,268.00 would be used to tear down the old equipment storage building at the baseball field and build a new one, remove the scoreboard, clean up any debris, repair the wall in the spectator area and redo the infield and outfield.

Ms. Kratzer asked for clarification on the structure that will be demolished and rebuilt. Mr. Proctor replied that it is the fieldhouse that will be rebuilt.

Mr. Segina asked what happened with Swatara Township agreeing to repair the wall in the spectator area that was knocked down during the snowstorm. Mr. Proctor replied that Mr. Brown informed him that Swatara and the school district would not take responsibility for knocking down the wall during planning. For that reason, the rebuilding of the wall will be incorporated into the CDBG project.

The agreement before Council is a standard CDBG agreement with Dauphin County that outlines the agreed-to requirements for spending the grant funding on the project.

On a motion by Mr. Albert, seconded by Mr. Marcinko, Council voted unanimously to approve the CDBG Grant Agreement between Steelton Borough and Dauphin County for the Midget Baseball Field Project.

Agreement with Herbert, Rowland and Grubic, Inc. for Design Services Related to Mulberry Alley and Bessemer Street Sewer Project

Mr. Wion stated that HRG, Inc. has submitted a standard services agreement to provide design services related to the Mulberry Alley and Bessemer Street Sewer Project. The agreement is not to exceed \$8,900. Mr. Wion has reviewed the contract and noted that it contains standard provisions and the appropriate conditions attachment.

Mr. Wright asked if Council needs to approve the \$225,000 for the total project. Mr. Mendinsky replied that that amount was already approved with approval of the 2016 Sewer Fund Budget.

Mr. Wion stated that the contract he is looking at—the proposal of March 29, 2016—has a lump sum fee of \$8,900.

With the clarification noted, Mr. Wright entertained a motion to approve the agreement with Herbert, Rowland, and Grubic, Inc. to provide design services for the Mulberry and Bessemer Street Sewer Improvements Project in an amount not to exceed \$8,900.

On a motion by Mr. Albert, seconded by Ms. Kratzer, Council voted unanimously to approve the agreement.

Approval of Agreement with Herbert, Rowland, and Grubic, Inc. for Design Services Related to the Midget Baseball Field Project

Mr. Wion informed Council that this proposal is similar to the agreement presented to Council under the previous item. This agreement would cover design and engineering services for the Midget Baseball Field Project and has a maximum amount of \$11,900. The agreement would be funded with the CDBG funds set aside for the Midget Baseball Field Project.

Mr. Wright asked Mr. Proctor to confirm that the \$11,900 cost of the engineering agreement will be taken out of the CDBG grant funds. Mr. Proctor confirmed that it will.

Mr. Wright entertained a motion to approve the agreement with HRG in an amount not to exceed \$11,900.

On a motion by Ms. Marcinko, seconded by Mr. Proctor, Council voted unanimously to approve the agreement with HRG, Inc. for design services related to the Midget Baseball Field Project.

Update on Schedules for Brownfields Project, Firehouse Project, and Storm Sewer/Sanitary Sewer Inspection and Cleaning Project

Mr. Wright asked if there were any questions on the schedule. Mr. Proctor explained to those in attendance what the project schedule reviews and went over the timing of the projects as outlined in the document. Mr. Proctor stated that the Brownfield Project should be completed by June.

Ms. Marcinko stated that she felt that the schedule was very good and stated that there are a lot of projects going on at once. Ms. Marcinko asked for patience with all of the projects going on.

Mr. Proctor asked if it is possible to place the project schedule on the website. Mr. Segina stated that they can put it on the website as a “tentative” schedule.

Discussion of Building Safety Month

Mr. Singh stated that the Office of Codes Enforcement would like to build awareness of building safety by participating in Building Safety Month, which is in May. Mr. Singh stated that Building Safety Month was founded by the ICC and is celebrated by jurisdictions worldwide in the month of May. The ICC is the model codes organization that establishes standards for building construction. The building safety month is a public awareness campaign to help individuals, families, and businesses understand what it takes to construct and maintain safe and sustainable structures. The campaign stresses the need to adopt modern building codes and a strong and efficient system of codes enforcement, including a well-trained professional workforce.

The campaign is presented by the ICC and its 57,000 members worldwide, businesses, and government. Mr. Singh then provided the 35 year history of Building Safety Month. This year marks the 35th anniversary of the campaign.

Mr. Singh requested the Council recognize Building Safety Month and support an event in which the public comes to Borough Hall to learn about borough codes and building safety.

Mr. Wright entertained a motion to have Council and the Mayor’s Office recognize May 2016 as Building Safety Month. Ms. Hodge made the motion, seconded by Mr. Albert.

Ms. Kratzer asked if Mr. Singh has a date in mind for the Building Safety event. Mr. Singh replied that he would like to hold the event on the first or second Saturday in May. Mr. Acri stated that the date will need to be May 14 or May 21.

Mr. Wright asked that the Borough Council go on record instructing Mr. Singh to work with Mr. Brown to organize a Codes Safety Day on May 14th.

Mr. Albert noted that Mr. Singh is also requesting \$750 to cover the costs of the project. Mr. Wright stated that they must check with Mr. Brown and Ms. Paul to ensure they have the money to fund a Building Safety Month event.

Mr. Singh stated that the costs will cover the purchase of pamphlets, coloring books, etc. Mr. Singh stated that even if they cannot approve funding the materials, he would still like support to hold the event.

Mr. Wright stated that Mr. Brown and Ms. Paul should look at the finances before determining if dollars can be allocated towards the event.

Ms. Marcinko stated that Mr. Singh's estimate for materials may be higher than what is actually needed based on history of turnout to events. The borough may be able to scale down the number of materials that are bought to keep costs down.

Mr. Wright recommended that the cost issue be turned over to Mr. Brown and Ms. Paul who can decide whether or not to fund the event.

Ms. Hodge stated that if the borough does not have the money to fund the event, she will donate her own money because a Building Safety Month event needs to be held.

Mr. Wright stated that any Council Member who would like to donate to the event should talk to Mr. Singh. Mr. Wright also stated that his recommendation is to approve funding the event contingent upon Mr. Brown and Ms. Paul's approval.

Council voted unanimously on the previous motion to approve supporting Building Safety Month and designating May 2016 as Building Safety Month in the Borough of Steelton.

Approval of Exclusive Representation Letter with APPI

Mr. Wion stated that Mr. Brown had contacted Affiliated Power Purchasers International (APPI), LLC which is an electricity purchasing consultant. Mr. Brown contacted APPI in order for them to analyze our current contracts and prices with our two current electric suppliers (Con Edison and PP&L) and review pricing with other suppliers with the ultimate goal of determining if the Borough can purchase electricity through a fixed contract that locks in a lower rate and, ultimately, savings.

Mr. Wion stated that the letter before Council will make APPI the exclusive consultant of the Borough for a period of 30 days in order to allow them to conduct a review of pricing for the Borough including contacting companies on behalf of the Borough. This will allow APPI to provide a recommendation to the Borough regarding the best-priced electric supply company.

Ms. Marcinko stated that a representative of APPI gave a presentation at the Dauphin-Lebanon Boroughs Association dinner and made it perfectly clear that he is not looking to change anything the Borough is currently doing. Rather, APPI would like to see what we are paying for current electric service and compare to existing market prices and providers. APPI is the exclusive representative of the PA State Boroughs Association and are sanctioned by PSAB.

Mr. Wright entertained a motion to approve the Exclusive Representation Letter with APPI authorizing APPI to represent the Borough in analyzing electricity providers and costs for a period of 30 days.

Ms. Marcinko made a motion, seconded by Mr. Albert.

Mr. Proctor asked that it be clarified and noted that this does not cost the Borough anything. Mr. Segina stated that it does not, and that it only allows APPI to see when our contracts end, what our current costs/pricing are for electricity providers, and what potential cost savings exist by contracting with a different vendor.

After clarifying that there are no obligations or costs, Council voted unanimously to approve the Exclusive Representation Agreement with APPI.

The motion carried unanimously.

Mr. Acri then brought up an item that was not on the agenda, but could require Council action. Mr. Acri stated that he had attended a roundtable meeting with the Police. At the meeting, it was noted that there are two police vehicles (1622 and 1623) that are no longer serviceable. They are both Crown Victoria's that are no longer suited for safely operating as police vehicles.

Mr. Acri stated that Acting-Chief Minium uses an Explorer that needs lights, etc. The equipment can be taken from 1622 and/or 1623 and be retrofitted to the Acting-Chief's vehicle for \$2,300. Mr. Acri asked Council to approve taking 1622 and 1623 out of operation, placing them up for auction, and placing equipment from 1622 and 1623 into the Acting-Chief's vehicle.

On a motion by Mr. Albert, seconded by Mr. Proctor, Council voted unanimously to decommission 1622 and 1623, place them for auction, and retrofit their equipment for the Chief's vehicle.

Mr. Proctor then stated that he talked with Mr. Beecher about the idea of renaming the Bailey Street Park to Rob Brookings playground. Mr. Proctor believes they can tie in Mr. Beecher's community day event with renaming the park.

Mr. Wright referred the renaming of Bailey Street Park to the NEDC Committee.

Audience Participation:

Cheryl Powell – 321 Lebanon Street

Ms. Powell asked if 24 Adams Street is the old funeral home and asked what Dr. Kambic would like to use the property for.

Mr. Proctor stated that Dr. Kambic's practice would like to place 8 parking spots at the 24 Adams Street location. Mr. Proctor stated that Dr. Kambic would like to demolish the existing building and turn it into a parking space with beautification features. Currently, Dr. Kambic's practice sees 120 patients with two doctors. At their new location (the Moose Building) they will be expanding to bring on two additional doctors and will expand into an urgent care facilities including a lot of outpatient services.

Ms. Powell asked if the space belongs to the Borough. If so, she wanted to know if they have to bid for it like the properties previously discussed in the meeting.

Mr. Wion stated the because 24-26 Adams Street is in a designated redevelopment project area the Borough can enter into a memorandum of understanding with the Dauphin County Redevelopment Authority to convey the property to the Redevelopment Authority. The Authority can then partner with any developer that they find to enter into an agreement for the developer to purchase the property and redevelop it.

Ms. Powell asked what will happen in the future if the Redevelopment Authority would decide they would like the parking lot back.

Mr. Wion clarified that once the property is conveyed to the Redevelopment Authority and sold to Dr. Kambic, it cannot be taken back.

Mr. Acri clarified that the property is being bought by Pinnacle Health and wanted it to be noted for the record. Dr. Weaver and Dr. Kambic will be moving into the property.

Howard Gray – 240 Cottage Hill Lane

Mr. Gray stated that it is his understanding that in February of 2016 the Borough won a hearing against Dusan Bradic that ordered him to clean his property. Mr. Gray, the former Property Maintenance Officer, stated that it was a hard-fought battle to win this case.

Mr. Gray asked if residents of the borough were used to clean it up.

Mr. Gray asked if Steelton Borough provided equipment, personnel, or anything else, to haul the trash away.

Ms. Marcinko stated that she cannot tell Mr. Gray if residents were used to clean Mr. Bradic's property. That is an issue between Mr. Bradic and residents that the borough has not control over. Mr. Bradic can use any means he privately arranges to clean his property.

Mr. Gray stated that one of the reasons for doing what he did at the Casa Chica property was to hold Mr. Bradic financially responsible for the mess he created at Casa Chica for the past seven years and hold his feet to the fire. Mr. Gray stated that the corner is still a mess and wants to know if Steelton Borough used anyone to clean it up.

Mr. Proctor, as NEDC Chair, replied that he was at Steelton Hair (a business across from Casa Chica) and he had had a lengthy discussion with the owner about the property. Mr. Proctor stated that the next day, the owner of Steelton Hair, his brother, and a staff members were at the Casa Chica property picking up trash at the property.

Mr. Gray stated that no resident should have been cleaning the property. Mr. Gray said Dusan Bradic should have been cleaning the property.

Mr. Gray stated that the Borough won a decision in court that required Mr. Bradic to be responsible for cleanup of his property. Mr. Gray stated that he was trying to do that.

Ms. Kratzer stated that on Sunday of that week, she witnessed Mr. Bradic cleaning the property by himself. She did see the bags that were placed for trash pickup. Ms. Kratzer stated that there is still dumping going on at the property, even after the cleanup.

Mr. Proctor stated that there is a potential sale in the works for the light-industrial zoned building behind Casa Chica that may get Mr. Bradic to invest in improving the Casa Chica property.

Mr. Gray apologized for his rude demeanor towards Mr. Proctor.

Mr. Singh stated that the Codes Office has been in touch with Mr. Bradic to try and get him into compliance with the court order from February. Mr. Singh stated that he has talked with Mr. Bradic numerous times, including one during the weekend when the cleanup occurred. Mr. Singh informed Mr. Bradic that he would be fined for every day that he does not clean up the property. Mr. Singh said that Mr. Bradic promised to have the property completely cleaned up by the end of the weekend in question.

Mr. Singh stated that he has noticed that residents and members of the public do walk over to the property and leave dog feces at the property. The dog-owners are not cleaning up their waste at the property. Mr. Singh stated that during that weekend, everything was cleaned up. After the cleanup occurred, there were 5 to 6 garbage bags lined up next to the sidewalk.

Mr. Singh added that Mr. Brown had a conversation with him to discuss the possibility of cleaning up the trash bags, but was not sure if Mr. Brown had Public Works do so.

Ms. Marcinko said she would follow up with Mr. Brown.

Emmuel Powell – 329 Lebanon Street

Mr. Powell asked what Mr. James Souder's responsibility will be as Property Maintenance Officer. Mr. Wright informed all in attendance that Mr. Souder's employment and the Personnel Committee recommendation will be discussed in Executive Session. When Council comes out of Executive Session, Mr. Powell can hear what the decision regarding Mr. Souder will be.

Mr. Powell then asked about 433 Bessemer Street where the digging is occurring. Mr. Powell said the owner stated he can do anything he wants on his property. Mr. Powell stated that he continues to dig a trench and is developing something at the property.

Mr. Singh stated that the Codes Office is aware of the property. Mr. Singh has had several conversations with the property owner. The property owner had started some work before Mr. Singh was hired. Since Mr. Singh has spoken with the owner, he has not submitted any plans or specifications for what he has planned for the project. Mr. Singh informed the owner that there are building and zoning regulations that need to be followed. Mr. Singh has required him to place a safety fence up and well as an erosion control fence. The Borough Codes Office has not issued any permits or permission to do anything at his property.

Mr. Powell stated that the neighbor of 433 Bessemer Street said there is no water, electric, or anything at the property. Mr. Powell wants to know why he is digging at the property without any foreseeable plans to build on the property.

Mr. Singh said he would follow up on utilities.

Mr. Powell stated that he believes utilities are being taken from the neighbors.

Mr. Proctor replied that if Mr. Singh finds there are no utilities at the property he will condemn the property.

Cheryl Powell – 321 Lebanon Street

Ms. Powell asked about the May Building Safety Month event Mr. Singh has planned. Ms. Powell wanted to know if the event will be for children only, or for adults and children.

Mr. Singh replied that the children aspect of the event is handing out activity books to show them fire safety, and basic safety tips. However, the event is geared for all ages in the Borough and all types of residents, from home owners to landlords to renters. Mr. Singh stated that it is open to everyone in the borough.

Mr. Proctor added that if there are kids at the event, the Police Department can do fingerprinting/safety activities included.

Mr. Wright stated that it should be put on the website.

Council Concerns:

Mr. Albert - No concerns.

Ms. Hodge – No concerns.

Ms. Kratzer – Ms. Kratzer stated that due to the construction project going on at the Firehouse, the Taste of Steelton event will be moved to August 2, 2016 to be held in conjunction with National Night Out.

Mr. Segina- Mr. Segina thanked the Steelton Fire Department for their work in assisting the Middletown Fire Department in fighting the apartment fire on Sunday.

Mr. Acri – No concerns.

Mr. Wion – No concerns.

Mr. Minium – No concerns.

Mr. Singh – No concerns.

Mr. Proctor – Mr. Proctor apologized for being late and thanked the community for attending the meeting and supporting Council. Mr. Proctor stated that he thinks the new Council have different personalities that they are learning but are getting together to get things done. Mr. Proctor stated that the last three months have been better than his first two years and that he appreciates everyone on Council.

Ms. Marcinko – Ms. Marcinko thanked the public for coming out.

Mr. Wright – Mr. Wright stated that Mr. Brown is working very hard for the Borough and is battling some health issues, but is in contact with Mr. Wright three to four times per day. Mr. Wright asked Council members to be cognizant of using email/text to discuss sensitive information.

Mr. Segina – Mr. Segina reminded those in attendance that there are two vacancies on the Planning Commission and the Borough is soliciting candidates to fill both spots.

Executive Session: Mr. Wright announced that Steelton Borough Council will recess into Executive Session at 7:55pm to discuss personnel issues.

Mr. Proctor made a motion to enter into regular session at 8:15 pm. Council returned to regular session at 8:15 pm.

Approval of Moving Jim Souder to the Position of Full-Time Property Maintenance Officer
Mr. Wright, as Chair of the Personnel Committee, made a recommendation to move Mr. James Souder into the position of Full-time Property Maintenance Officer under the Codes Department and under the supervision of Mr. Amrinder Singh.

Mr. Wright made a motion to approve Mr. Souder as full-time Property Maintenance Officer. Mr. Wright clarified that Ms. Marcinko must carry the motion as Vice-President of Council. Mr. Albert seconded the motion.

Ms. Marcinko asked for a vote of Council to approve Mr. Souder as full-time Property Maintenance Officer as noted above. Council voted 5 ayes to 2 nays to approve Mr. Souder as a Full-Time Property Maintenance Officer. The motion carried.

Ms. Marcinko entertained a motion that Mr. Souder receive a one-dollar per hour (\$1) raise when he effectively becomes a full-time Property Maintenance Officer.

Mr. Proctor stated that the County is not happy with Steelton Borough using CDBG funds to cover the Codes salaries and wages. Mr. Proctor has a meeting with Commissioner Hartwick tomorrow to discuss delaying the phase-out of CDBG funding for Codes Department salaries and wages.

Mr. Acri asked why the County Commissioners are now having a change of course.

Ms. Marcinko stated that CDBG funds are much less than they used to be so the County is cutting back on what they used to give to municipalities.

Mr. Wright entertained a vote on the motion to give Mr. Souder a \$1/hour raise in conjunction with his move to the full-time Property Maintenance Officer position. Council voted 5 to 2 to approve the \$1/hour raise for Mr. Souder. The two negative votes were Mr. Proctor and Ms. Hodge.

Motion to Make Anthony Minium Acting Police Chief of the Borough of Steelton

On a motion by Mr. Albert, seconded by Ms. Marcinko, Steelton Borough Council voted unanimously to approve the promotion of Mr. Anthony Minium to Acting Police Chief of the Steelton Borough Police Department.

Adjournment:

On a motion by Mr. Albert, seconded by Ms. Marcinko, council adjourned at 8:30 pm.

Adjournment:

Respectfully Submitted,

Douglas E. Brown, Secretary