

Steelton Borough  
Council Meeting  
April 5, 2004

The regular monthly meeting was called to order at 6:30 p.m. by the President, Michael Kovach, with the pledge of allegiance, followed by a moment of silence.

**In Attendance:**

Michael Kovach  
Jeffrey Wright  
MaryJo Szada  
Michael Albert  
Lisa Wiedeman-Krosnar  
Dennis Heefner  
Stephen Shaver

**Absent:**

David A. Wion, Solicitor  
Michael G. Musser, II , Secretary  
Kathleen D. Handley, Assistant Secretary

**APPROVAL OF MINUTES:**

There were no minutes submitted.

**EXECUTIVE SESSIONS HELD BETWEEN MEETINGS:**

Mr. Musser said he had nothing to report at this time.

**PUBLIC COMMENT: Agenda Items Only**

There were no comments.

**PRESENTATION:**

Ryan Buxton and Sandra Friedman from the Pa Department of Treasury, PA INVEST Program gave Council Members and members of the audience a brief over-view of the following programs: Unclaimed Property, Tap 29, PA Invest, and the Business Outlet., and distributed brochures on the programs. Mr. Buxton requested Council to inform the Borough residents of these programs through the newsletter and include the phone numbers and website address. Mr. Buxton informed Council that there is over \$700,000,000 in unclaimed property. He also noted that the Borough does participate in the INVEST Program, but added that the program is available to Fire Departments and Non-Profit Organizations with a 501C3, 4 and 6.

Mrs. Wiedeman-Krosnar asked if they would be interested in making a presentation of their Business Outlet Program to the Steelton Business Association. Mr. Buxton said it was a great idea and asked Mrs. Krosnar to call him to arrange it.

**PUBLIC HEARING:**

On a motion by Mr. Wright, seconded by Mr. Heefner, the Council Meeting recessed to go into a Public Hearing for a Home Occupation for 358 South Second Street, from Mr. John Krosnar of JK Car Care. Mr. Kovach opened the Public Hearing at 6:40 p.m., with the following statement:

This is the time, date and place for a Public Hearing to consider a request for a conditional use for a home

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Occupation in the nature of a car detailing operation to be conducted out of the garage at the property of 358 South Second Street, Steelton, Pennsylvania. Let the record show that notice of this Public Hearing has been duly advertised according to law. Let the record also reflect that on March 4, 2004, the Steelton Borough Planning commission Board considered the request for a conditional use in the nature of a home occupation and recommended its approval to Council.

The purpose of this Public Hearing is for the Council to hear any comment in the relation to the proposed conditional use for home occupation.

Mr. John Krosnar, owner of JK Car Care said he is requesting permission to open a car detailing business in the rear of 358 South Second Street.

Mr. Ron Acri, Borough Code Enforcement Officer, stated that Mr. Krosnar has met all nine requirements for a home occupation. Mr. Acri informed Council Members that the Planning Commission is also requiring him to install a sanitary drain.

There being no additional comments from the public or the Council, on a motion by Mr. Albert, seconded by Mr. Wright, the Public Hearing closed at 6:45 p.m., and the regular Council meeting was reconvened.

#### **COMMUNICATIONS:**

**Pennsylvania State Association of Boroughs (PSAB) – Providing the Borough with brochures for seminars on Grant Writing, Economic Development & Creating a Downtown Strategy.**

Mr. Kovach asked that anyone who is interested in attending these seminars contact Mr. Musser

Mr. Wright asked Ms. Sviben if she was planning to attend the Grant Writing Seminar. Ms. Sviben said that she had already attended the seminar.

**Dauphin/Lebanon Boroughs Association – Invitation to the next meeting on Thursday, April 29, 2004, at 6:30 p.m., at the Penbrook Municipal Building.**

Mr. Kovach said that anyone who plans to attend the meeting should contact Mr. Musser.

**Pennsylvania League of Cities & Municipalities – Invitation to the 105<sup>th</sup> Annual Convention, State College, Pa, June 23-25, 2004.**

Mr. Kovach said that those who wish to attend should contact Mr. Musser.

**Ralph Amato, Municipal Manager, York Waste Disposal, Inc. – Letter in response to the Borough letter dated March 9, 2004, regarding trash complaints.**

There were no comments.

**Michael S. Murphy, President, Mike Murphy Rentals – Letter informing the Borough that he is willing to liquidate up to five (5) residential properties a year in an effort to increase the number of owner-occupied homes in the Borough.**

Mr. Musser asked if this is something Council would like him to pursue. Mayor Acri said he thinks this

would be good for the Borough to get more owner occupied homes. He said that Mr. Murphy does a good

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job with his properties and his trying to work with the Borough.

**UNFINISHED BUSINESS:**

**Lisa Wiedeman-Krosnar, Chairwoman Steelton Revitalization Committee - Recommending Council award the Bid for Professional Services for th Streetscape Project to Kairos Design Group, LLC, in the amount of \$38,500.**

Mrs. Wiedeman-Krosnar informed Council Members that Kairos Design Group, LLC was the lowest responsible bidder in the amount of \$38,500, and recommended that Council award the bid for the Streetscape Project to Kairos Design Group, LLC.

On a motion by Mr. Shaver, seconded by Mr. Heefner, Council Members voted unanimously to award the bid for Professional Services for the Streetscape Project to Kairos Design Group, LLC, in the amount of \$38,500.

**Ronald J. Acri, Code/Zoning/Planning - Recommendation in regards to the Home Occupation for 358 South Second Street, John Krosnar, JK Car Care.**

Mr. Shaver asked if the sanitary sewer line has been put int. Mr. Acri said that it has not. They are waiting for the contractor. Mr. Wion suggested that if Council desires to grant approval, it should be subject to the installation of the sanitary sewer line as required by the Steelton Planning Commission.

On a motion by Mr. Shaver, seconded by Mr. Albert, Council Members voted six (6) to one (1) to approve the home occupation of JK Car Care, at 358 South Second Street, on the condition that the sanitary sewer line be installed as required by the Steelton Borough Planning Commission.

Mrs. Wiedeman-Krosnar abstained, due to conflict of interest.

**Lisa M. Wiedeman-Krosnar, Christina Fackler and Mr. Musser – Discussion on the Elm Street Program and the next step in the process.**

Mr. Musser said we met about one week ago and Council has already approved the submission for the Elm Street Grant and the main issue before us is to decide which neighborhood to work on. Mr. Musser said we decided on North Second Street from Pine to Swatara Street. Mr. Musser

noted that Adams Street is being done under the CDBG program. He said this area was chosen because of the fire properties, the vacant lot across the street from them and the property owned by Mr. McCaleb. Mr. Musser said that area has been cited by all the Streetscape Designers who recommended using the Locust Street Steps to tie in with the Main Street. He noted that the area is quickly deteriorating.

Mr. Musser said that the Borough retained Civil Engineering Design Group to do the Elm Street Project, providing that Mrs. Fackler be assigned to the project. Civil Engineering Design Group has decided to eliminate the Planning Division of their firm. Mr. Musser recommended that Council cancel the contract with Civil Engineering Design Group and hire Mrs. Fackler to do the project.

Mr. Kovach said that when Council decided to do this, Mrs. Fackler was considered because of the work she did before on the Comprehensive Plan. He asked Mrs. Fackler if she had the resources and was she prepared to do this on her own. Mrs. Fackler said that she knew the company was going to eliminate her division and she was prepared for this.

Mrs. Fackler explained that the Elm Street Program is a 10% match. Mrs. Fackler said that it is a five-year

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program with funds designated for administration of the project. She asked if Council had any other comments on the area they would like to target before they advertise the program and meet with residents.

It was the consensus of Council to go with the designated area. Mrs. Fackler said that Council will have to adopt a Resolution designating that area and that Council is required to hold a public meeting with the public and the residents.

Mr. Heefner asked if the Elm Street Program is geared the same as the Main Street Program and will we have the same problems. Mr. Wright said his concern is that we didn't get the participation in the Main Street Program and believes this will be the same. Mrs. Krosnar agreed that resident participation is difficult. Mr. Shaver asked if resident participation is a requirement. Mr. Shaver said that even if we improve the sidewalks and the lighting that will be an improvement. Mrs. Krosnar said she thinks Council wants to improve the properties and the facades.

Mrs. Fackler said this is a tremendous opportunity and she understands Council's challenges, but thinks it is achievable. She said that the Elm Street Program will be really focused. Mrs. Fackler said she will work really hard to impress on the residents the need for their commitment. She said that Council may see more participation since it involves their homes or property, as well as the fact that the match required is only 10%. Mrs. Fackler said she would like to give a personal invitation to the residents and surrounding areas, and asked Council to think about what they want to see happen there.

Mr. Musser said this is for a three (3) block area, so we should be able to get at least ten home owners interested. He said that people are not going to complain when the Borough is making improvements, and it is a five year program. Mr. Musser asked if the Borough tries that area and doesn't get enough participation, can we change the area. Mrs. Fackler suggested that Council have their first meeting and see what the participation is like, then Council can back away or go to

another neighborhood. She said the program out there is significant and Steelton is a primary candidate.

Council Members requested Mrs. Fackler to submit a proposal so a new contract can be prepared. Mr. Shaver asked Mrs. Fackler to to make it such that we could use her for additional services if needed.

#### **NEW BUSINESS:**

##### **Mr. Musser- Discussion in regards to the Rate Increase filed by PP & L Electric Utilities.**

Mr. Musser noted that Council was given information on this. Mr. Musser said that he and Mr. Acri met with Louise Knight and Kevin Scott of Saul Ewing Law Firm, because they are trying to determine if there is any interest in the Municipalities regarding the PP & L rate increase, which will affect the street lights and traffic lights. Mr. Musser said that historically, Municipalities have not been represented at the rate hearings. Mr. Musser said he then met with Highspire, Penbrook, Paxtang, Hummelstown and Swatara Township. Mr. Musser said that Susquehanna, Lower Paxton, Lower Swatara and Harrisburg have expressed some interest. He said that they haven't developed any type of cost sharing, since they are waiting for a written proposal from Mrs. Knight. Mr. Musser said they will schedule a meeting and have Mrs. Knight make a presentation. Mr. Musser noted that the Borough currently pays approximately \$90,000 to \$94,000 for street lighting and \$5,000 for traffic lights annually. He said the rate increase could mean about a \$10,000 increase to us. Mr. Musser said that all information would be presented to Council for approval before we would enter into an agreement.

Dr. Szada asked if we know what PP&L's end of year profit margin was. Mr. Musser said that Mrs. Knight would have that.

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##### **Mr. Musser – Providing Council with an update on the Rate, Rules and Regulations for the Sewer System.**

Mr. Musser said that the Rate, Rules and Regulations should be ready for presentation at the May Council meeting.

##### **Mr. Musser – Informing Council that Robert McKay has submitted a Special Purpose Parking Application for 604 South Second Street.**

There were no comments.

##### **Mr. Musser – discussion regarding Proposed Projects for the FY 2005 Dauphin County community Development Block Grant Program (CDBG)**

Mr. Musser informed Council that Mr. Wright's Community Development Committee has set a date of April 12<sup>th</sup> as a deadline to submit recommendations for projects. He said the Committee will meet to select the projects.

#### **OTHER BUSINESS:**

**Mr. Musser – Requesting an Executive Session to discuss Personnel Matters concerning Department Heads.**

**AUDIENCE PARTICIPATION:**

There were no comments.

**COUNCIL'S CONCERNS:**

**Mr. Albert** – commended Ms. Sviben for doing a great job with the Celebrating our Youth event.

**Mr. Shaver** – thanked Ms. Sviben for her report.

**Mrs. Wiedeman-Krosnar** commended Ms. Sviben on the event. She asked Council's permission to host an academic Recognition Event to be held at Prince of Peace.

**Mr. Kovach** said the new School Board President, Derek Lewis commended the Borough for the proceedings and he would also like to do something like that for academics. Mr. Kovach thanked Ms. Sviben, Council, and the Fire Department for doing an outstanding job. He said he heard so many great positive comments.

On a motion by Mr. Shaver, seconded by Mr. Albert, the Council meeting recessed into executive session to discuss personnel matters concerning Department Heads. at 7:30 p.m.

The meeting reconvened at 8:38 p.m.

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**ADJOURNMENT:**

There being no other business before Council, on motion by Mrs. Wiedeman-Krosnar, seconded by Mr. Albert, the Council meeting adjourned at 8:39 p.m.

Respectfully submitted,

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Michael G. Musser, II  
Borough Secretary

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Kathleen D. Handley  
Assistant Borough Secretary