

Steelton Borough
Council Meeting
April 3, 2006

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

In Attendance

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

Absent:

Michael Kovach

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

PRESENTATION: By Charles Smith of Xspand in regards to purchasing the Borough of Steelton's Real Estate Tax Liens.

Mr. Smith noted that he had made a presentation to Council in an executive session and was here tonight to make a public presentation. Mr. Smith explained the process of his company, Plymouth Park Tax Services, purchasing the Borough of Steelton's Delinquent Real Estate Taxes for a determined amount. Mr. Smith reviewed the method for determining the purchase price offer, noting that the new packets Council has, shows an increase in the purchase price from the previous demonstration, after discussions with Mr. Musser. Mr. Smith said the Borough would be paid 93.69% for non-bankruptcy and 75% for the properties in bankruptcy or a blended total of 92% if the Borough decided to sell the bankrupt delinquent taxes.

Mr. Smith said that if the Borough decides to sell the Real Estate Tax Delinquencies to Xspand, the Borough would forgo the interest paid on the delinquencies, but the Borough would benefit from the interest they would earn on the revenues because the Borough would have those revenues invested sooner.

Mr. Musser referred to Section 2 of the Resolution and asked what the purchase price would be. Mr. Smith said it would be either \$206,526 or \$191,295, depending on whether or not the Borough sells the bankruptcy properties.

Mr. Wion stated that the Resolution he prepared is different from the Resolution initially presented. The suggested Resolution by Plymouth Park Tax Services authorized the sale, and in effect approved the contract. The one before Council is to authorize Mr. Musser, Mr. Kovach and myself to negotiate the terms of the purchase agreement and upon it

being satisfactory to us, to execute the agreement and to enter into the deal on Council's behalf. Mr. Wion said it does not mandate the sale, so there is a slight difference in the approach, adding that they he wants to make sure that all the documents are satisfactory and the deal is as Mr. Smith has described it and that the documents reflect that. Mr. Wion said at that time the document will be executed and the Borough will be bound.

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Mr. Smith said that if Council passes the Resolution, a copy of that should be given to the Tax Claim Bureau as soon as possible to start the required thirty-day notice.

Mr. Shaver asked why page four (4) of this report was different from the original one. Mr. Smith said that nine (9) Adams Street properties were removed on Mr. Musser's recommendation.

Mr. Shaver said he would deviate from the agenda to allow consideration of the appropriate Resolution. He reiterated that this isn't a mandate to sell the taxes; it is just authorizing Mr. Wion, Mr. Musser and Mr. Kovach to enter into negotiations with Mr. Smith's firm.

RESOLUTION 2006-R-14, A RESOLUTION OF THE BOROUGH OF STEELTON, PENNSYLVANIA, AUTHORIZING THE SALE OF CERTAIN REAL ESTATE TAX CLAIMS AND LIENS AND ASSOCIATED RIGHTS AND REMEDIES; AND MAKING CERTAIN DETERMINATIONS AND APPROVALS IN CONNECTION THEREWITH, was presented for Council's consideration.

Mr. Wion questioned if the amount of the purchase price to include in Section (2) should be \$206,526, which includes the bankruptcies or \$15,231, less if they aren't included. He said that figure should be filled in. Mr. Wion said if Council wishes, the way the Resolution is written, \$206,526, can be filled in and then we can negotiate the contract and other things, the \$15,231, can be removed if it is deemed to be ore appropriate, if that is okay with Council. It was the consensus of Council Members present to agree with Mr. Wion's recommendation.

On a motion by Mr. Albert, seconded by Mrs. Wiedeman-Krosnar, Council Members present voted unanimously to adopt RESOLUTION 2006-R-14, as presented.

COMMUNICATIONS:

Paula Sviben – Discussion regarding the Derby Day hosted by Jump Street.

Ms. Sviben said that Derby Day is Jump Street's major fundraiser and will be held on May 6, 2006 from 3:00 to 7:30 p.m. Ms. Sviben said that Mrs. Wiedeman-Krosnar, Mr. Musser and she will be attending and asked that anyone else who wishes to attend should let her know so that she can get the tickets.

Mr. Shaver apologized for missing the public comment segment of the agenda.

PUBLIC COMMENT: Agenda Items only.

Charles Lawson – said he sent Council a letter and wanted to address Council. Mr. Lawson said he has been a resident of Steelton for 66 years and expressed concern about the small number of black Borough Employees. Mr. Lawson said that the Borough has a good program to help the residents and asked if they will have anyone help them to fill out the forms. He also commented on some of the things Mr. Trish approached him about, but thinks he lets other more serious problems go in other areas. Mr. Lawson said he also thinks that someone from the community should accompany Mr. Trish since he isn't from the community and the residents aren't going to talk to him. Mr. Lawson said there was a big drug bust, which took four

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months in a white neighborhood, but the Borough doesn't put that kind of resources in a black neighborhood where that stuff goes on in the open. Mr. Lawson also asked why felons are allowed to live in public housing and asked why the Borough doesn't get them out like the City of Harrisburg does. He said that if you ride down Watson Street and in Cole Crest you will see all these expensive cars and he wondered how people who live in public housing can't afford those expensive cars. Mr. Lawson closed by advising Council to just be fair and equitable and we can clean up this town.

Carol Kenly – said she is a trustee at the Club 320 and she noticed that the police come into the area with flashlights, looking into cars that are parked at the club and asked why they are doing that and if it is just her area or are they doing it in other areas. She asked if they are looking for weapons.

Mr. Shaver said that is part of it. He said that it is something the police officers have been assigned to do to prevent problems before they arise, and it is being done all over town. Mr. Shaver said there have been some arrests at the Dutch Club, and some business owners have requested this and it is to protect the public.

Ms. Kenly said that their club membership includes retired police officers and Councilman Wright used to be a member. She thanked Council for their answers and said she will take that back to the club members.

Mr. Shaver added that in a lot of those cases the Borough partners with County Agencies and thanked Ms. Kenly for coming to the meeting and addressing her concerns.

Mr. Shaver continued with the Communications portion of the Agenda.

Pauline Douglas & Family – Letter of thanks to Mayor Acri & Council for their kindness and sympathy at the passing of her husband, the former Steelton Police chief Fred Douglas.

There were no comments.

Edward A. Ellinger, Regional Environmental Service Group Manager, HRG, Inc. – Providing Council with a copy of the letter submitted to DEP in regards to the Act 537 Plan Updated.

Mr. Musser said this was reviewed with Council about two (2) months ago and it is now being completed. He noted that the project is very costly, but Act 537 has Grants to help fund half of the project and the balance will come from the Bond Funds allotted to the sewer improvements.

Mr. Shaver said there was one additional communication from Mrs. Delores A. Robinson, which has been referred to the Mayor and Chief Lenker.

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UNFINISHED BUSINESS:

Paula Sviben – Providing Council with an Update on the Steelton Summer Parks Program.

Ms. Sviben said the report contains everything that transpired since her last report. She said that Comcast will require a letter from the New Hope Board to install the internet into the building. Ms. Sviben said New Hope's Board meeting will be held this Saturday morning and she will be out of town, but she has coordinated things with them and they have everything they need for the approval and the letter.

Ms. Sviben said she met with Evelyn Sanchez, who was the Summer Parks Program Coordinator for the last two years. She said the Ms. Sanchez decided not to return to the program, since she can't dedicate the required time on site. Ms. Sviben recommended Council hire Adrienne Kable who worked as a playground leader for the past two summers and has some experience with the schedules and programs. Ms. Sviben requested Council hire Adrienne Kable for the position of Summer Parks Program Director at the rate of \$9.00 an hour, as an at-will employee, with no benefits. She said that beginning June 5, 2006, Ms. Kable would work 35 hours a week, but asked that Council to

allow her to work a total of 40 hours between April 4, 2006 and June 5, 2006 in order to put the schedules and programs together and to get the necessary supplies before the program actually starts.

Mr. Heefner asked if the Borough breaks even on the program. Ms. Sviben said yes it did, since any proceeds are put back into the program. Mr. Heefner asked if it would be a good idea to charge a little more to build up a reserve. Mr. Albert suggested the Borough try this new program at the current rates for this year to see how it goes.

Mr. Wright asked Ms. Sviben if she had any idea of how many children will be participating at Cottage Hill, which is the only facility the program would be using. Ms. Sviben said she expects about 100 children. She said there are four (4) leaders and that would cover up to 100 children. She said if the number goes over 100, we will have to hire additional staff. Mr. Wright said he is concerned because that is one of the smaller parks. Ms. Sviben said that Ms. Kable is going to use the entire area, and she will be submitting her plans for the program.

There was a discussion regarding the \$1,000 Ms. Sviben requested for the purchase of (1) router and (6) additional wireless cards for the set up at New Hope, which could potentially be recouped if the Intergovernmental Grant through the County is approved. Ms. Sviben requested that Council approve the purchase, which would be charged to the Summer Program Budget.

Mr. Wright asked what happens to the computers after the summer program ends. Ms. Sviben said the New Hope is trying to get someone to run an after school program, so that has yet to be determined. After additional discussion, it was the consensus of Council to approve spending the \$1,000, from the Summer Program Budget, as requested.

On a motion by Mr. Wright seconded by Mr. Albert, Council Members present voted unanimously to appoint Adrienne Kable to the position of Summer Parks Program Director, at the rate of

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\$9.00 an hour, to be paid for a total of (40) hours between April 4th and June 4, 2006 and a total of (35) hours per week beginning June 5, 2006, through the end of the program.

NEW BUSINESS:

RESOLUTION 2006-R-14 – Was addressed earlier in the meeting.

Paula Sviben – Was addressed earlier in the meeting.

Lisa A. Daley, 219 'D' Avenue, Steelton – Submission of a Special Purpose Parking Application.

Mr. Shaver noted that this was for Council's information, but asked Mr. Musser if the Borough requires proof of ownership of the vehicle. Mr. Musser said that the Borough requires a copy of the vehicle registration.

RESOLUTION 2006-R-15 – A RESOLUTION ELIMINATING THE SPECIAL PURPOSE PARKING ZONE FOR EMILY A. YINGER OF 140 SOUTH SECOND STREET was presented for Council's consideration.

On a motion by Mr. Heefner, seconded by Mr. Albert, Council Members present voted unanimously to adopt RESOLUTION 2006-R-15, as presented.

Mr. Musser – Discussion in regards to retaining the professional services of Caldwell Banker Commercial, Bennet Williams, RSR Realty and Kirkpatrick & Lockhart Nicholson Graham, LLP FOR MARKETING AND PURCHASING OF Real Estate and to Create the Steelton Development Corp.

Mr. Musser said that, as a part of the Downtown Revitalization process, the Borough should retain a Real Estate representative for about a (2) or (3) month period until the Steelton Economic Development Corporation is in place. He said there would be no fee and noted that they are already bringing clients to look at properties. Mr. Musser said they would help to create the Steelton Economic Development Corporation and are doing this pro bono and we would hope that the Corporation would hire them.

On a motion by Mr. Albert, seconded by Mr. Wright, Council Members present voted unanimously to retain the professional services of Caldwell Banker Commercial, Bennett Williams RSR Realty & Kirkpatrick & Lockhart Nicholson Graham LLP for marketing, purchasing real estate and to create the Steelton Economic Development Corporation, subject to being able to negotiate an Agreement.

ADDITIONS:

Mr. Musser said there were two (2) items to add to the agenda:

- 1) The Borough of Steelton Community Development Core Feasibility Study - was submitted at the March Council meeting and is ready to be officially adopted. Mr. Musser**

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said that Mr. Wion will prepare the Resolution, which will be **RESOLUTION 2006-R-16, ADOPTING THE BOROUGH OF STEELTON COMMUNITY DEVELOPMENT CORE FEASIBILITY STUDY, for Council's consideration.**

On a motion by Mr. Wright, seconded by Mrs. Wiedeman-Krosnar, Council Members present voted unanimously to adopt RESOLUTION 2006-R-16, to be prepared by Mr. Wion.

- 2) **The Codes Software** – Mr. Musser said they have finally negotiated the software agreement with Geodecisions and he will e-mail Council Members a copy and requested that Council authorize Mr. Kovach and Mr. Musser to execute the agreement.

On a motion by Mr. Albert, seconded by Mr. Wright, Council Members present voted unanimously to authorize Mr. Kovach and Mr. Musser to execute the agreement.

Mr. Heefner asked when the Codes office would receive the software. Mr. Musser said he hopes it will be installed and hopefully up and running by fall.

OTHER BUSINESS:

Mr. Musser, Mr. Gehrlein and Ms. Sviben – presented packets so that Council Members can become familiar with the presentation which will be held on Thursday evening at the Hilton. Mr. Musser asked Council Members to review the material and e-mail him any questions or comments so that the responses can be sent to everyone. There was additional discussion on the preparations for the event. Mr. Musser said the staff will be there at 4:00 p.m.

Mr. Shaver thanked the staff for all of their time and tremendous efforts to prepare for this event,

AUDIENCE PARTICIPATION:

There were no additional comments.

COUNCIL'S CONCERNS:

Mr. Heefner – asked if PP & L was contacted about moving the lines in the parking lot. Mr. Musser said he would contact them. Mr. Heefner stated that on Sunday morning, the Fire Department drove the new fire truck through the proposed turning radii at various intersections in the Borough and everything went well.

Mr. Shaver – said he would like to be replaced on the Civil Service Commission, since there are conflicts with his position on the Personnel Committee. He recommended Gertrude Saunders, 107 Lincoln Street.

On a motion by Mr. Albert, seconded by Mrs. Wiedeman-Krosnar, Council Members present voted unanimously to appoint Gertrude Saunders to the Civil Service Commission.

Mr. Shaver informed Council Members that the Personnel Committee and Mrs. Wiedeman-Krosnar, Chairperson of the Senior Center Committee, would be conducting interviews for the position of Senior Center Coordinator on Sunday at 5:00 p.m. Mr. Shaver requested permission

for the Committee to make a selection, which would be ratified by Council at the next meeting, in order to get someone on board before Mrs. Penica leaves.

On a motion by Mr. Albert, seconded by Mr. Wright, Council Members present voted unanimously to authorize the Personnel and Senior Center Committees to fill the vacancy and Council will ratify the selection at the next Council Meeting.

Mr. Wright – thanked Mr. Musser and the staff for their work on the downtown revitalization presentation.

Mr. Albert – said he thinks the downtown redevelopment is great and suggested making new t-shirts for the Borough employees, including the park program staff. Mr. Shaver suggested getting them for Council also. Ms. Sviben said she would contact the supplier and work on a design.

Mrs. Wiedeman-Krosnar – commended everyone for their work on the downtown redevelopment presentation and congratulated Ms. Sviben for taking the parks program to a new level.

ADJOURNMENT:

There being no other business before Council, on motion by Dr. Szada, seconded by Mr. Albert, the Council meeting adjourned at 8:00 p.m.

Respectfully submitted,

Michael G. Musser, II
Borough Secretary

Kathleen D. Handley
Assistant Borough Secretary