

Steelton Borough
Council Meeting
April 7, 2003

The regular monthly meeting was called to order at 6:31 p.m. by the Council-President, Michael Kovach, with the pledge of allegiance, followed by a moment of silence. Mayor Hartwick asked everyone to please keep the men and women of the armed forces in their thoughts.

In Attendance:

Michael Kovach
Jeffrey Wright
Thomas Acri
Mike Albert
Maryjo Szada

Absent:

Albert Gornik
Jeffrey Wrightstone

Mayor George Hartwick, III (arrived 6:36 p.m.)
David A. Wion, Solicitor
Michael G. Musser, II, Secretary
Kathleen D. Handley, Assistant Secretary

Mr. Kovach deviated from the agenda to allow Mayor Hartwick to swear in Crystal Foster and Linda Rivera as the Borough's two new part-time police officers

Mayor Hartwick thanked the families for coming and said he is pleased to have two females join the force. He emphasized that these two officers were not hired just because they were minorities or females, but because they were the most qualified. Mayor Hartwick said they are already actively involved in the community and he is very grateful for their service.

PUBLIC COMMENT: Agenda Items Only

Dorothy Wagner, 330 Locust Street – spoke to Council about the loitering in her neighborhood. She said that the problem is pretty bad. She said that her car has been scratched and sometimes she can't even get out of her door. She said that when the officers come, the youth run onto the porches. She suggested that the neighbors give the police permission to come onto the property. Chief Lenker said there will be extra patrols out and this weekend the Mayor and some of the Council Members will be riding around this weekend.

COMMUNICATIONS:

Robert Houser, Emergency Management Coordinator – Requesting permission to address Council in regards to the new PEMA Plan to standardize emergency operations.

Mr. Houser said that the County will write the plan for the Borough, and that the intent is to have the same plan for the State, County and Borough emergency operations.

Mr. Kovach asked if there was a deadline. Mr. Houser said they would like to have it in place by June. Mr. Wright asked Mr. Houser to provide Mr. Musser with a copy of the Plan so that Mr. Wion and Council could review it, and have an answer by the next Council meeting.

Kolo Club Marian – Requesting Council Members & the Mayor consider advertising in their Annual Spring Concert Program.

Mr. Kovach reminded the Mayor and Council Members that this must be done with their personal funds.

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Dauphin-Lebanon County Boroughs' Association – Invitation to their April 29th meeting hosted by Millersburg Borough at 6:30 p.m., at the Millersburg Moose.

Mr. Kovach said that anyone who is interested in attending should contact Mr. Musser.

South Central Employment Corporation – Invitation to participate in the Youth Job Fair at the Salvation Army, 1122 Green Street, Harrisburg, PA, on Thursday, April 23, 2003.

Mr. Kovach said this might be an opportunity to help us in our summer employment for public works and playgrounds.

Representative LeAnna M. Washington, Chair, Pa Legislative Black Caucus – Invitation to Mayor Hartwick to the Pa Legislative Black Caucus Breakfast, Tuesday, April 8th, at 8:30 a.m., at the Crown Plaza.

Mayor Hartwick said he will not be able to attend.

William J. Shaub, President, Steelton Police Association - requesting the Borough to set up a meeting to begin Contract Negotiations.

Mr. Musser said he spoke with Officer Basonic about this. Mr. Musser suggested the following three (3) possible dates to meet of April 9th, 14th or 23rd. Mr. Musser said it would involve the Police Negotiating Committee, the Police Officers and himself. Mr. Musser said that the Police Association requested that the attorneys not be involved at this point. It was the consensus to meet on April 23, 2003 at 5:30 p.m., in Council Chambers.

UNFINISHED BUSINESS:

Mr. Musser – Providing Council with an update in regards to the boat Dock Facility and requesting execution of the Deed of Sale.

Mr. Musser said that the opening ceremonies would be held at the site on April 24th at 11:00 a.m. He said we will have an exchange of deeds and we will acquire nine (9) acres and the land where the bridge now crosses, later down the road. He said the turnpike Commission is willing to do some paving, but not until the new Bridge Project takes place. Mr. Musser noted that since the Bridge Project is now on hold for a few years the Borough will probably do the paving, but there may be other things they can do for the Borough. Mr. Musser said that the deed must be a special warranty deed and the Turnpike Commission is working on that. Mr. Musser said the Borough will pay \$65,000.00 for the land and exchange the land we currently own. He said that for now the property will just be a launch facility and he, Mr. Ron Acri and Ms. Sviben will hopefully have a plan for Council's consideration.

On a motion by Mr. Wright, seconded by Mr. Albert, Council members present voted unanimously to authorize Mr. Kovach to execute the Special Warranty Deed and pay \$65,000.00, plus our deed in exchange for their property.

Mr. Musser – Informing Council that the Bids were received for the Lincoln Street Waterline Project.

Mr. Musser noted that Council has copies of the bid tabulation and requested that Council give permission to the Borough Authority to award the bid and allow them to proceed on Council's behalf. Mr. Musser said the new water line will be installed on Lincoln Street, from Front Street to Harrisburg Street and will be paid from the 2002 CDBG Funds.

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On a motion by Mr. Wright, seconded by Mr. Albert, Council Members present voted unanimously to permit the Authority to award the bid and allow them to proceed with the project on Council's behalf.

Dennis Heefner, Chairman, Steelton Planning Commission – Discussion in regards to Wireless Telecommunication Regulation in the Borough of Steelton.

Mr. Musser said that he would discuss this with Council, in Mr. Heefner's absence. He said that Mr. Heefner wanted to have hearings on the Ordinance, but there was a tower installed recently at the High School and he would like Mr. Wion to prepare an ordinance based on the Swatara Township Ordinance so we have something in place for now, but the Planning Commission will still hold hearings and take recommendations, which could be incorporated at a later time. Mr. Acri said he thought this had already been addressed. Mr. Musser said that Council discussed it, but the Planning Commission hasn't had any hearings yet and he would like to have something on the books while they work on it.

On a motion by Mr. Wright, seconded by Mr. Albert, Council Members present voted unanimously to authorize Mr. Wion to look at the Swatara Township Ordinance and adapt it to Steelton and bring the proposed ordinance to Council for their consideration.

Ms. Sviben, Community Development Coordinator – Requesting Council approve Resolution 2003-R-14 and the Guidelines for the Main Street Grant Program.

Mr. Acri commended Ms. Sviben and Mrs. Krosnar, saying they did an excellent job on this project.

On a motion by Mr. Acri, seconded by Mr. Wright, council Members present voted unanimously to adopt RESOLUTION 2003-R-14, authorizing the filing of a proposal for the funds with the Department of Community and Economic Development, Commonwealth of Pennsylvania, as presented.

Mr. Musser – Providing Council with Copies of the Pa Junior Emergency Service Compliance Manual

Mr. Musser noted that Council was also given copies of the New Fire Department SOP's and a list of other things Council should be aware of.

Chief Vance stated that a few months ago, the idea of a Junior Firefighters Program was brought before Council. He said that they have seven (7) people interested and he believes it is a good idea

to keep the kids busy and off the streets, and will be for ages 14 through 18 years of age. The Chief said that the change in SOP'S were made to keep up with NFPA Standards and they will have to follow child labor laws. Chief Vance said that when someone applies for membership, the department will check with the school to be sure that their grades are good. He noted that the membership will be free. Mr. Acri asked if they will be covered by our insurance and was it advertised at the school. Chief Vance said that it was advertised at the school and that he checked with our insurance companies to be sure they would be covered.

Mr. Kovach asked Chief Vance if he has prepared a program. The Chief said they will have their own SOP's to follow and their own by-laws.

Mr. Wion referred to the manual Chief Vance provided to Council and asked them to turn to page 10-a, which talks about the steps to take to develop the program. Mr. Wion mentioned several of the steps and said he just wondered if the Fire Department had a program in place following the guidelines in the

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manual. Mr. Wion said that Council isn't adopting this manual and asked if there is a committee coordinating the program.

Chief Vance said he will have the information for Council by the next meeting, noting that the program won't start for another three (3) months.

Mayor Hartwick said that this is a great idea and supports it fully. Mr. Kovach suggest that the information be given to all the schools in the area. Chief Vance said it will be. Mr. Musser added that the main partner in the program is the school district.

NEW BUSINESS:

Mr. Musser – Informing Council that title searches are being done for the properties the Borough is trying to obtain with FY2003, CDBG Funds and to discuss the possibility of purchasing 214 and 216 Ridge Street.

Mr. Musser said that one of the projects designated for the 2003 CDBG funds is to acquire properties for rehabilitation or demolition, depending on the condition of the property and area. He said that the Redevelopment Authority told him that 214 and 216 Ridge Street may be available for this project. Mr. Musser noted that there is some question of the ownership and Mr. Wion has initiated a title search. Mr. Musser said he contacted the current owner of record, Mr. McKinnon, who said he would be willing to sell the two (2) properties to the Borough and a copy of his letter is in Councils' packets. Mr. Musser said he offered \$5,000 per property, noting that the CDBG funds will not be available until October, and he doesn't think we will be able to wait until then. Mr. Acri said that his understanding is that Mr. McKinnon filed a quit claim on the properties in December and that the properties were condemned. He said that some men were working on the properties and he stopped the work.

Mr. Wion explained that under the law, condemnation means it is acquired by a government entity by eminent domain, but that is not what happened here. Another situation is if the structure is unsound and unfit for human habitation and no one can live in there, but the owner doesn't have to do anything beyond that unless they are going to do the work to make it livable, and in that case, he must get a permit and follow the code requirements. Mr. Wion said that we are not sure

how he acquired this property and that is why he initiated a title search. He said that if this is part of the Redevelopment area, which it is, the Borough can acquire it by eminent domain and pay him fair market value, based on an appraisal. Mr. Wion informed Council that another option is if the Borough passes a resolution declaring an area blighted, the Housing Authority would clear it and sell it to a developer, if the Borough wants to develop it.

Mr. Musser informed Council that the Borough has followed the necessary steps, but he is asking for Council's approval to use General Fund money now, since the CDBG funds won't be available until October.

Mr. Kovach asked Ron Acri what the owner's intent was. Mr. Acri said he bought each property for \$1,100 and he believes the only remodeling he has seen was very minimal - he put some sheeting up. Ron Acri said he would like to verify that he has done what he says. Mr. Acri informed Council that on April 10th, three (3) Borough Properties are scheduled for Sheriff's Sale. Mayor Hartwick asked if we will be reimbursed by the CDBG Funds and Mr. Musser said that we would not. Dr. Szada asked if we have the reserves to acquire the properties and Mr. Musser said we do. Mr. Musser said he realizes this is not how the Borough wants to spend its reserves, but we have to start somewhere.

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Mr. Acri said we have to start this redevelopment and made a motion to offer the owner \$10,000 for both properties, contingent upon proof of ownership, when the money becomes available. The motion by seconded by Dr. Szada, but was defeated by a vote of 3 to 2. Mr. Kovach asked for a roll call vote.

Dr. Szada – yes; Mr. Albert – No; Mr. Kovach – No; Mr. Wright – No; and Mr. Acri – Yes.

On a motion by Mr. Albert, seconded by Mr. Acri, Council members present voted 4 to 1, to offer the owner \$7,500 for both properties, contingent upon a clear title, and when the CDBG Funds are available.

Mr. Kovach cast the dissenting vote.

RESOLUTION 2003-R-15, A Resolution adopting a Privacy Policy for the Borough Employee Welfare Benefits Plans pursuant to Requirements of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), was presented for Council's consideration.

On a motion by Mr. Acri, seconded by Mr. Albert, Council Members present voted unanimously to approve RESOLUTION 2003-R-15, as presented, appointing the Borough Secretary as the Privacy Official.

Mr. Musser – Providing Council with a copy of the Special Purpose Parking Application that was submitted by Marilyn Taylor of 430 Swatara Street.

There were no comments.

Mr. Musser - Providing Council with a Copy of the Special Purpose Parking Application that was submitted by Joyce Rickard of 712 South Second Street.

There were no comments.

Mr. Albert A. Gornik, Council Member & Authority Member – Submitting his letter of Resignation from Steelton Borough Council & Steelton Borough Authority, effective June 1, 2003.

On a motion by Mr. Acri, seconded by Mr. Albert, Council Members present voted unanimously, with regret, to accept Mr. Gornik's resignation from the Council and Borough Authority, effective June 1, 2003, as presented. Mr. Kovach noted that Mr. Gornik is an outstanding citizen and served well on Council and the Authority and now has some health problems. Mr. Kovach wished him a speedy recovery. Mayor Hartwick suggested that flowers be sent to Mr. Gornik. Mr. Wion informed Council that they will have thirty (30) days from the date of resignation to appoint a replacement.

OTHER BUSINESS:

Mr. Musser - Route 230 Project bids.

Mr. Musser asked Council to approve going out to bid on the Route 230 Project.

On a motion by Mr. Albert, seconded by Mr. Acri, Council Members present voted unanimously to approve going out to bid on the Route 230 Project, as requested.

Mayor Hartwick – Discussion in regards to the sale of the Pipe Mill property.

Mayor Hartwick said that a Company named Dura Bond, a piping and fabricating Company from Westmoreland are dealing with CREDC, who is negotiating with Bethlehem Steel to purchase the Pipe Mill

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property from Bethlehem Steel. He said that since the sale of Bethlehem Steel to ISG is to take place on April 30, 2003, they need to do a sub-division prior to that. Mayor Hartwick said they hope to have that before Council by the next meeting. He said he was also informed by Delta Development that they have another company interested in some of the property, which could mean up to 260 new jobs by the summer this year, adding that renovations should begin in early May. Mr. Acri asked if CREDC is going to sell the property to Dura Bond. Mr. Musser said they are going to lease it to them. Mr. Kovach asked if CREDC would pay taxes. Mayor Hartwick said they are not going to be tax-exempt. He said he understand is that CREDC is going to sell the property to Dura Bond. Mr. Ron Acri said that they had a Planning Commission Meeting on Thursday and he understands that CREDC will own the land and lease it to Dura Bond. He said that he made some calls and the feedback was that Dura Bond will be a good neighbor. Mayor Hartwick said he will get answers to those questions. He noted that Mr. Kovach brought up a good point and he wants the property to be taxable.

Mr. Musser stated that Mr. Wion said that it isn't tax exempt, since it is for a private use.

AUDIENCE PARTICIPATION:

Chief Lenker – said that at the last meeting, Council asked him to get prices on stickers and signs for the parking meters, requested by the Business Association. He said that the stickers would cost \$900.00, and the signs would cost \$2,500. The Chief recommended that the Borough not do that, because of the cost. He suggested that we use bags for the meters, which would cost \$120.00, for five (5), which is a lot less. The Chief noted that Mr. Wion would have to prepare an ordinance to support this.

Chief Lenker said that in response to complaints from Winfield Funeral Home about trucks going to the scrap yard, dropping pieces of metal on the street, causing flat tires, he, Mr. Conjar and Mr. Ron Acri inspected the area and verified that the problem did exist and suggested that they Police run details there to curtail the problem. The Mayor and Council agreed and authorized the details.

Chief Lenker referred to a suggestion that a four-way stop sign should be put at Fourth and Pine Streets, and said that Mr. Conjar contacted the State and we have put up PennDOT official three-way stop signs, and recommended that no change be made. It was the consensus of Council Members present to concur with the Chief's recommendation.

Mr. Kovach – asked Mr. Musser if he knew the estimated time for finishing the East End playground. Mr. Musser said he will check the the contractors and provide Council with an update.

COUNCIL'S CONCERNS:

Mr. Acri – said he wanted to follow up with Chief Lenker's report on the parking meters, and asked what Council wanted to do about it. Mr. Kovach asked if the prices should be given to the Business Association. Mrs. Krosnar said that another suggestion was to laminate a parking permit to be displayed by the construction vehicle window, which would cost a lot less. Mr. Wion said that if the meter is not covered, someone could park there before the vehicle with the permit arrives and that person couldn't be made to move. He added that whatever changes Council makes will have to be reflected in the Borough Ordinances.

After further discussion, Ms. Sviben suggested that in the interest of time, she could bring the suggestions and information to the next Business Association, prepare a plan and then bring it back to Council at the next meeting for their consideration.

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Mayor Hartwick – said everyone got information on the second phase of the Police Cultural and Sensitivity Awareness to be held on April 23rd, from 2:00 to 4:00 p.m., in Council Chambers and encouraged everyone to attend.

ADJOURNMENT:

There being no other business before Council, on a motion by Mr. Albert, seconded by Dr. Szada, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Michael G. Musser, II

Borough Secretary

Kathleen D. Handley
Assistant Secretary