

## What's Happening Across the Street From Borough Hall?

*Borough and Steelton Economic Development Corporation Pursuing New Developers through RFP Process*

Like many residents, you are probably wondering the status of the North Front Street Redevelopment Project across from Borough Hall. After a high-profile flurry of activity in 2016 and 2017, including demolition of buildings, additional environmental mitigation activities, completion of a sales agreement with an interested developer, and a public announcement and press surrounding the Renaissance Row on North Front Street development, things quickly quieted down.—and for good reason.

In economic development transactions, parties initially enter into a sales agreement laying out the terms of the purchase of a property. This agreement includes an agreed-to sales price and conditions under which the property is bought/sold. After entering into a sales agreement, both sides set an official closing date by which time the buyer must secure acquisition financing agreed to in the sales agreement and take title to the property. Unfortunately, the previous developer was unable to close according to the terms outlined by the sales agreement and the Borough and Steelton Economic Development Corporation were not comfortable letting go of the property under the new terms the developer proposed. Therefore, we broke ties with that developer.



There is reason to be hopeful, however, as a number of parties have expressed strong interest in picking up where we left off and developing the property.

## Hitting Reset: Soliciting Proposals from Interested Developers

The Borough and Steelton Economic Development Corporation (SEDC) were recently approached by two parties interested in purchasing and developing the property. Based in the LERTA zone, the North Front Street properties offer prime incentive to developers and we are hearing from them.

Because of the renewed interest from multiple parties, the SEDC, Borough and Dauphin County Redevelopment Authority are issuing a Request for Qualified Proposals to commercial developers. The RFP will outline minimum qualifications for bidders as well as conditions under which the property will be purchased and developed. The RFP is expected to be issued in May 2018. Proposals will then be reviewed by a committee consisting of members of Steelton Borough Council, the Steelton Economic Development Corporation, and Steelton Borough Council and awarded to the most qualified developer. We ask residents to please continue to be patient and know that we will not quit until a quality development is standing across from Borough Hall. We are confident that a quality developer will be chosen out of the RFP process and we will be able to quickly pick up where we left off. Please contact Doug Brown at 717-939-9842 with any questions.

## Other Economic News: RISE Dispensary Set to Open

On April 30th, RISE Steelton will officially cut the ribbon on its new medical cannabis dispensary location at 801 S. Front Street and begin serving patients shortly after. This marks the opening of the first medical cannabis dispensary in Dauphin County under Pennsylvania's new law and puts Steelton and Rise at the forefront of an emerging industry projected to grow significantly.

With very few medical cannabis dispensaries approved in the state, we thank RISE for making their home in Steelton and look forward to a strong partnership.



# PA Department of Environmental Protection Recognizes Turnaround of Steelton Water Treatment Plant and System

On, March 9th, the Pennsylvania Department of Environmental Protection (DEP) Secretary Patrick McDonnell visited the Steelton Water Filtration plant to commend Steelton officials and staff for recently completed upgrades and improvements that are helping meet safe drinking water standards.

“This is a prime example of how local and state agencies can work together to identify problems, develop solutions, find funding, and improve the system,” McDonnell said while touring the facility with other state and local officials.

In 2013, a filter plant performance evaluation identified major violations of Safe Drinking Water regulations that resulted in increased public health risk. The Steelton authority recognized its operations had deteriorated, and entered with DEP into a Consent Order and Agreement (COA) requiring improvements to its public water system. Steelton also paid a civil penalty of \$55,200. Steelton implemented the COA plan, and DEP provided oversight and assistance to achieve compliance, improve water quality, and reduce any risk to public health.



*Lead Filtration Plant Operator Mark Handley explaining processes at the Steelton Water Plant to Secretary McDonnell and DEP staff.*

The final major step of the plan was construction of a new 260,000-gallon post-filtration chlorine contact tank. This tank allows the authority to add chlorine as a disinfectant after filtering out organics from raw water drawn from the Susquehanna River. This results in lower levels of disinfection byproducts. Disinfection byproducts are chemical, organic, and inorganic substances that can form during a reaction of a disinfectant with naturally present organic matter in the water.

The tank was permitted for operation in August 2017, and disinfection byproduct concentrations are falling because of the added treatment capabilities.

The tank construction was made possible with a \$2.6 million low interest loan from the Pennsylvania Infrastructure Investment Authority (PENNVEST).

The Steelton authority has been issuing quarterly public notices to its customers until the running annual averages of sample results fall below accepted levels.

“Steelton has demonstrated a remarkable turnaround in ability and attitude about plant operations,” said McDonnell. “With the highly visible construction of the tank, Steelton has completed many system improvements and is producing reduced disinfection byproducts to the point that the authority soon hopes to issue the “all clear” to its customers.” - This article was pulled from the PA DEP Press Release

# Information on Current Review of Water and Sewer Systems

*In March 2018, Steelton Borough Council and the Steelton Borough Authority began reviewing the feasibility of staying in both the water and sewer business as opposed to selling both systems to an outside entity. This review was prompted by increasing regulations, tightening budgets, the disproportionate reliance on one large user, and projected capital need. An undertaking as large and complex as reviewing a municipality's water and sewer systems creates many questions and speculation. Below are answers to some of the most frequent questions we are receiving.*

**Why is the Borough looking into selling both systems?** Both the water and sewer systems carry significant debt of around \$18 million from previous capital projects. On top of this, we anticipate increased costs to finance the capital upgrades needed to keep up with future unfunded federal and state mandates. The Steelton Water Plant was built in 1973 and will most likely need an upgrade or complete rebuild in the near future. Upgrades to optimize the Steelton Water Filtration Plant are estimated to cost approximately \$14 million. Additionally, New Safe Drinking Water Act standards are also taking effect including a requirement to add chlorine injection stations in our system to meet new total chlorination rules. Current debt, plus future capital costs, plus a limited ratepayer base of a little over 2,400 accounts equals significant potential rate increases if we keep the systems.


The water system also relies on the ArcelorMittal Mill for approximately 60% of system usage and revenue. Fluctuations in mill usage lead to large swings in revenue for the Water Fund. Should the mill scale down operations, the loss in revenue would be passed on to our limited amount of rate payers in the form of a large rate increase.

For these reasons, both boards feel it is their fiduciary responsibility to look into the merits of both selling the systems to a larger entity that can spread costs over a much larger rate base and invest in capital improvements to meet future regulations, or keeping both systems in the context of existing debt, future mandates, and capital costs.

**Does issuing a Request for Proposals (RFP) for the water and sewer systems mean they are being sold?** NO. The purpose of issuing the RFP is to determine the value potential buyers place on our systems if purchased under conditions we set. These conditions include protecting employee jobs, limiting rate increases, offering monthly billing, and offering a customer assistance program for those on fixed incomes. This information is needed by Council and the Authority to compare the sale value of the system to keeping the systems.

**Will the Boards also consider keeping the systems?** YES. We will be reviewing the pros and cons of keeping both systems, including future capital costs for both systems, operating budget projections, projected loss in recurring revenue from selling, and any impacts on customers both positive and negative of keeping and selling the system.

**How Long Will the Process Take?** RFP responses will be due in June. After this, a series of public meetings will be held to consider both options and receive input from the community.



**All meetings of the Joint Council-Authority are advertised in the Patriot News and at [www.steeltonpa.com](http://www.steeltonpa.com)**

# Get to Know Your Steelton Borough Council



**Brian D. Proctor, President**



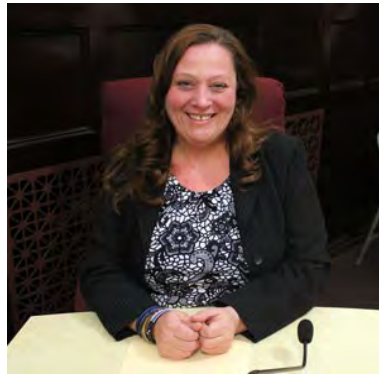
**Michael Segina, Vice-President**

Chair: Finance Committee



**Keontay R. Hodge, Pro-Tem**

Chair: NEDC Committee  
Personnel Committee



**Kelly S. Kratzer, Member**

Chair: Negotiations Committee



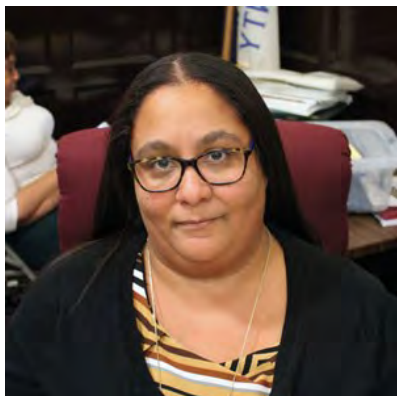
**William "BJ" Krovic**

Chair: Fire, Ambulance, EMA  
Committee



**Dennis Heefner, Member**

Chair: Public Works Committee



**Natashia Woods, Member**

Chair: Parks, Recreation and Events  
Committee

A complete list of Council Member phone and email contacts can be found at [www.steeltonpa.com](http://www.steeltonpa.com) or by calling 717-939-9842.

## Upcoming Meetings:

### Council:

- 1st and Third Monday of Every Month @ 6:30 pm at Borough Hall

### Coffee with the Crew

- First Friday of Every Month @ 7am to 9am at Borough Hall

### Skate Park SpringFest:

- May 19th at 11 am
- Steelton Skate Park

### Steelton Fest

- July 14th from 3pm to 9pm
- Across from Borough Hall

### Water Authority

- May 7th, August 13th, October 9th, December 10th

For a full list of meetings visit  
[www.steeltonpa.com](http://www.steeltonpa.com)

## Frequently Asked Questions About Council:

**Questions:** Can I address Council during a meeting?

**Answer:** Absolutely. It is encouraged. There are two times reserved in Council meetings for public comment: one at the beginning of the meeting for comments on items specifically on the agenda and one near the end of the meeting for general comments.

# Nicholas Neidlinger Appointed as Steelton's First Junior

## Councilperson

In January, Steelton borough Council welcomed the first Junior Councilperson in the Borough's History in Nicholas Neidlinger.

A Senior at Steel High, Nick is an honor student, athlete, and life long Steelton resident.

Nick's great-great grandfather, Lawrence Cunjack, came to Steelton from Croatia to work in the Steel Mill. His great grandfather was a doctor in town.



Nick is passionate about Steelton and getting youth engaged in the civic process, including becoming the future leaders of the Borough. As Junior Councilperson, he sits on the Police Committee and Parks and Recreation Committee. Steelton Borough is proud of Nick as a community leader and trailblazer as Junior Councilperson.

Wesleyville Borough, Erie County established the first Junior Councilperson Program in 1999. The model has since been widely adopted by boroughs throughout the Commonwealth, including Steelton. The Pennsylvania State Association of Boroughs (PSAB) is committed to the success of this program and encourages participation from each of the 956 boroughs. A JCP Program allows high school and college students the opportunity to learn critical skills including team building and collaboration, public speaking, public engagement, budgeting, and running effective meetings. It also allows the student the opportunity to deliberate on issues that are affecting his or her community.

## Play-Time in the Park is Back for the Spring

The Steelton Police Department is bringing back Play Time in the Park in May! This is your opportunity to interact with the Steelton Police in a fun and positive atmosphere. We bring the games, you bring your families and fun. This FREE EVENT starts at 6pm pm. Save these dates and join in on the fun! May 15th—Municipal Park, May 22nd—Ryan Mohn Park, May 29th—East End Tot Lot.

## STREET SWEEPER RUNNING April 1st through November

Beginning on April 1st, the Steelton Street Sweeper was back on the streets and cleaning up the town. Please DO NOT park in designated street sweeper routes on designated days and times. If you are in the route of the sweeper, you will get a ticket. Street sweeping will continue through November 2018.

# MS4 CORNER: Protecting the

## Watershed is Everyone's Job

### WATERSHED FRIENDLY SPRING CLEANING TIPS

*Stormwater from roofs, yards, driveways, and streets that flows into storm drains is transported via the municipal separate storm sewer system (MS4), and discharged untreated into our local waterways. Because so much storm water runoff originates from residential areas, you and your family play an important role in preventing water pollution!*

#### Never clean brushes or pour paint in a storm drain

Rinse brushes used for water-based paint in the sink. For oil-based paints use and re-use paint thinner. Properly dispose of paints, cleaners, and solvents through hazardous waste collection programs.

#### Prevent trash/litter from getting washed into storm drains

Pick up trash and litter around your yard and street. Pick up pet waste and dispose of it with the trash.

#### Use Non-Toxic Cleaning Agents

Use only non-toxic, biodegradable cleaners when pressure washing, or try using just water.

#### Maintain your Septic System

Inspect your septic system and drain field annually. Pump out the tank every 3 years or as required by local/State regulations.

#### Minimize Storm Water Runoff

Direct rainwater from your down spouts to vegetated areas or collect rainwater in a rain barrel.

# Steelton Borough Rain Barrel Workshop

Are you interested in conserving water while making a positive impact on water resources in your community?

Join Steelton Borough and The Dauphin County Conservation District for a rain barrel workshop to learn more and receive a **FREE** rain barrel for use at home!

Registration required (see below)

Workshop is free and limited to 20 participants, so register soon!

Thursday, June 21, 2018

7:00 pm

Steelton Borough Hall  
123 North Front Street  
Steelton PA, 17113



Steelton Borough Rain Barrel Workshop Registration Form

Via Mail: 123 North Front Street, Steelton PA 17113

Via Email:

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

\_\_\_\_\_

# Steelton Fest 2018

## Steelton's Inaugural Block Party

Across from Borough Hall - 123 N. Front Street

- ◆ **July 14th - ( 3 pm to 9 pm )**
- ◆ **Live Music Stage ...**
- ◆ **featuring The Uptown Band, Soul Solution, Polka Quads, and other acts**
- ◆ **Beer Garden & Wine Tasting Tent - \$10 entry**
- ◆ **Food Trucks and Vendors**
- ◆ **Family Games and Activities**



◆ **Free Admission  
to the public**



# Don't Burn the Town Down!

## OPEN BURNING PROHIBITED IN STEELTON BOROUGH



With spring and summer upon us it's exciting to think about lighting up an outdoor bonfire—we get that. Don't get too excited though!

Building fires or burning waste, paper, wood, boxes, or other material outside is not allowed in Steelton Borough.

Outdoor grilling and cooking is allowed, so throw those hot dogs on the grill. Just don't make your backyard like a '76 KISS concert full of fire and pyrotechnics. That's a no-no.

Our Fire Department thank you in advance for following Steelton's Code regarding outdoor burning. Please call 717-939-2478 if you have questions about burning.

## Spring Reminder: SIDEWALKS ARE YOUR RESPONSIBILITY



*Property Owners are responsible for pulling weeds from their sidewalk.*

*Failure to maintain weeds in your sidewalk can lead to fines of up to \$500!*

*Keep your sidewalk clear of weeds to avoid tickets and fines.*

**WE NEED YOUR HELP! If you or a family member has special needs that Steelton's first-responders should be aware of during an emergency**

**Please fill out the form below**

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## **2018 Steelton Borough EMA Special Needs List**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**NEED: (Please circle those that apply to you.)**

HEARING IMPAIRED AND REQUIRES SPECIAL ATTENTION

PHYSICALLY DISABLED AND NEED AMBULANCE OR SPECIAL ATTENTION

WITHOUT PERSONAL MEANS OF TRANSPORTATION, CAN NOT RIDE WITH SOMEONE ELSE

NO RADIO OR TV AND WOULD NEED SOMEONE TO PROVIDE EMERGENCY MESSAGES IN ANOTHER WAY

OTHER SPECIAL NEEDS

**COMMENTS ON YOUR NEEDS:** \_\_\_\_\_

\_\_\_\_\_

If you are a landlord, please have any tenants with special needs complete this form.

**THIS COMPLETED FORM MAY BE ENCLOSED AND RETURNED WITH YOUR WATER BILL OR MAILED TO THE STEELTON FIRE DEPARTMENT AT 185 North Front Street, Steelton, PA 17113**

# Minute with the Mayor

Happy Spring! I hope your year has started off on a good foot! We are continuing our efforts to bring new opportunities to the Borough! Last year we saw the development of the skate park, the approval of a LETRA tax incentive program for the entire Borough, continued collaboration with our developer on the Adam Street Townhome Project, a Borough owned property being rehabbed by Habitat for Humanity through the Dauphin County Land Bank, and renewed interested in the Renaissance Row project.

**In 2018 you will see the development of a Citizens Police Academy which will take place in the fall. We are hoping** that there will be many who will be interested in this program which will assist our Police Department in our commitment to the community policing effort. Residents can learn how they can be instrumental in keeping our community safe.

In that regard, residents are reminded that they can keep our community safe everyday by using the “see something, say something” message. Always be cognizant of your surroundings. You can call the Dauphin County Communications Center by dialing 911 or the non-emergency number 717-558-6900 to “say something”.

A friendly reminder that you can also keep your community safe by following the parking regulations around the Borough. Please do not park by a fire hydrant or too close to an intersection. Heaven forbid there would be a fire in your area and the fire apparatus could not get to a hydrant or around a corner. It could be a matter of life or death. The fire department has our full support to do whatever is necessary to get to a fire where there is an illegally parked vehicle. Let’s see that this doesn’t happen, so please be aware of where you are parking in the Borough.....do not park near a fire hydrant or too close to an intersection!

I would be remiss if I did not mention our Public Work’s crew who insure that your streets are always passable in the event of a winter storm. You are reminded to not place chairs or any objects in parking spaces along Borough streets to reserve parking spaces and please do not shovel snow into the street. By doing this, it prevents our crews from being able to thoroughly make streets passable.

As always, thank you so much for your cooperation in the matters mentioned above! The Council and I appreciate all that each and every one of you do to make our Borough better!

You can reach any of us at the numbers listed on our website at [www.steeltonpa.com](http://www.steeltonpa.com) or follow us on Facebook at Steelton Borough. Any necessary information or notifications are posted in these two areas. Wishing you a happy Spring and Summer!

*Mayor Maria Romano Marcinko*

