

SHARON CITY COUNCIL

Purpose: Regular Council Meeting
Date: Thursday, May 16, 2019
Time: 6:30 PM
Location: Sharon Municipal Building Council Chambers

MINUTES

CALL TO ORDER

TIME: 6:35 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council:

President Connelly

Mr. Lucas - Absent

Mr. James - Absent

Mrs. Bundrant

Mrs. Saylor

Robert Fiscus, City Manager

News Media:

Attorney Madden, City Solicitor

The Herald

Daphne Parrish (Holly Grande), City Clerk

Department Heads:

Edward Stabile, Chief of Police

Jason Tomko, Finance Director

Melissa Phillips, Director of Community Development

David Tomko, Director of Code Enforcement and Public Works

CITY MANAGER'S REPORT

Update on Paving Projects – Mr. Fiscus gave an update on paving, saying all the streets are done and the crews will be sealing next week. He said there are complaints about curb damage and height of the asphalt vs. curbs, and instances where the asphalt is higher than driveways. He discussed the road height vs. curb issue with the inspector, who said the roads were milled down 1-1/2 inches, and the same amount of asphalt was then laid; he cited the condition of the curbs as the cause. Mr. Fiscus said curb replacement was not part of the project and replacement at this time would not be cost-effective. Discussion took place about preparing for Phase II by taking videos and photos of the curbs prior to paving. Mrs. Bundrant suggested the contractor bear some responsibility when curbs are detached in future projects. PennDOT placed the responsibility for curbs onto homeowners; however, Mr. Fiscus said in the past, companies have made repairs when curbs were severely damaged. Further discussion took place about including curb repairs and replacement in the specs for future projects. It was noted this would reduce the number of roads to be paved. Mr. Fiscus said the issue with driveways not lining up with the road in some cases is due to the driveways having a “ramp” at the end; however, engineering does not include this in the design because the ramp ultimately results in water being diverted on to the roadway rather than into the catch basin. Following discussion, Mr. Fiscus recommended ramps be temporarily put back, but removed prior to winter due to plowing. Mr. Fiscus said some roads, including Bentley Road, were basically a dirt road after being milled down. The contractor recommended an extra 1-1/2 inches of asphalt be laid to create a base. This necessary addition created an unbudgeted cost of approximately \$20,000. The contingencies from the grant money have been exhausted; therefore, there will be future discussion on how to cover this expense. Mr. Connelly recommended core samples of roads be taken ahead of paving to eliminate surprises for future projects. Mr. Fiscus will be meeting next week with the inspector and PennDOT to further discuss these issues.

Overview of the CDBG 2019 Annual Action Plan - Melissa Phillips said she is holding public meetings to collect citizen input for the 2020 Budget Action Plan. The action plan is on the City’s website under “Draft Plan” and a public meeting is scheduled for Wednesday, May 22, 2019 at 12:00 noon.

Update on Demolition Projects – Mrs. Phillips explained the City has two demolition funding streams; the City can fund some, and CDBG can fund some. She said more demolitions are slated for the next Action Plan. Fifteen houses were recently taken down in the area directly north of Downtown. Those sites will be graded and seeded in the next few days. She is working on some street paving projects and other strategizing grants, and is also working toward putting more demolitions out to bid.

Update on Wengler Park Project – Mrs. Phillips said the contractor for the Wengler Park Project has a few more weeks left on the project. She said they did a nice job leveling out the property and paid extra detail to smoothing the area where the school was. She has been pleased with the quality of work and some trees will be added to the lot.

PUBLIC COMMENTS - AGENDA ITEMS

None

PUBLIC HEARING FOR ORDINANCES

ORDINANCES

MOTION that Ordinance #05-19 entitled “An ORDINANCE of the Council of the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, revising, amending and restating Chapter 829 of the Codified Ordinances of the City making it unlawful for any owner, agent, lessor, landlord or other person to rent, lease sublet, assign a lease or let space to be occupied by another or others as a dwelling without first applying for a license to so rent, lease, let, sublet, or assign a lease with the Office of the Code Enforcement Officer of the City of Sharon and only after Enforcement Certification from the Code Enforcement Officer after inspections that the premise is suitable for occupancy.” **Pass First reading by title**

**Mrs. Saylor noted on page 4, Section .09 (A) (V), there are a few places where the commas should be decimal points.

Motion: Mrs. Bundrant

Second: Mrs. Saylor

Vote: YES Mrs. Bundrant
YES Mrs. Saylor
 Mr. Lucas

 Mr. James
YES Mr. Connelly

MOTION that Ordinance #06-19 entitled “An ORDINANCE of the Council of the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, amending the Zoning Ordinance of the City, Article 3, Section 302.30 to add thereto subsections (c), (d) and (e) creating three new mixed use districts from existing commercial areas; amending Tables related to Sections 306.10 and 307.10 setting forth permitted uses, special exceptions and lot, yard and height regulations for the newly created districts; directing the amendment to the Zoning Map to reflect the amendments provided herein; directing the City Clerk to provide for a Public Hearing and appropriate notice thereof” **Pass First reading by title**

Motion: Mrs. Bundrant

Second: Mrs. Saylor

Vote: Mr. James
YES Mrs. Bundrant
YES Mrs. Saylor

 Mr. Lucas
YES Mr. Connelly

RESOLUTIONS

MOTION that Resolution #35-19 entitled “A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, authorizing the Finance Director to close the Early Intervention Fund checking account” **be adopted.**

Motion: Mrs. Bundrant

Vote: Mr. Lucas

 Mr. James

YES Mrs. Bundrant

Second: Mrs. Saylor

YES Mrs. Saylor

YES Mr. Connelly

MOTION that Resolution #36-19 entitled “A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, authorizing the proper City Officials to enter into a contract with EvoGov for Website Re-Design, Development, Implementation, and CMS services, in an amount not to exceed \$13,800” **be adopted.**

**Mrs. Saylor noted the resolution has two different monetary amounts. The correct amount is \$13,800, not \$15,800. She also said there is question as to who the contact person for the website design will be moving forward. Following brief discussion, it was decided Holly Grande will likely be the point of contact once the process begins.

Motion: Mrs. Saylor

Vote: YES Mrs. Saylor

 Mr. Lucas

 Mr. James

Second: Mrs. Bundrant

YES Mrs. Bundrant

YES Mr. Connelly

MOTION that Resolution #37-19 entitled “A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, authorizing the proper City Officials to enter into a contract with Environmental Coordination Services and Recycling (ECS&R) for providing manpower, transportation and equipment for household hazardous waste curbside pick-up collection events” **be adopted.**

Motion: Mrs. Bundrant

Vote: YES Mrs. Bundrant

YES Mrs. Saylor

 Mr. Lucas

Second: Mr. Connelly

 Mr. James

YES Mr. Connelly

MOTION that Resolution #38-19 entitled “A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania to accept the donation of real property from an Estate, known as Tax Parcel ID #4-AS-50 and #4-AU-50” **be adopted.**

Motion: Mrs. Bundrant

Vote: Mr. James

YES Mrs. Bundrant

YES Mrs. Saylor

Second: Mrs. Saylor

 Mr. Lucas

YES Mr. Connelly

MOTION that Resolution #42-19 entitled “A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, awarding the Emergency Demolition and Clearance Project #19-02 bid to Siegel Excavating, LLC, not to exceed \$22,800” **be adopted.**

Motion: Mrs. Bundrant

Vote: Mr. Lucas

 Mr. James

YES Mrs. Bundrant

Second: Mrs. Saylor

YES Mrs. Saylor

YES Mr. Connelly

CONSENT AGENDA

THE FOLLOWING ITEMS ARE CONSIDERED BY CITY COUNCIL TO BE ROUTINE CITY BUSINESS AND WILL BE ENACTED BY ONE MOTION AND ONE ROLL CALL VOTE. ANY COUNCIL MEMBER, CITY OFFICIAL OR CITIZENS WISHING CLARIFICATION OF AN ITEM MAY ASK A QUESTION BY RAISING THEIR HAND AND IDENTIFYING THE ITEM BEFORE ADOPTION OF THE ITEM.

MOTION that Resolution # 40-19 entitled "A RESOLUTION of the Council of the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, authorizing, in accordance with Section 915 of the Home Rule Charter, the City Manager and Finance Director, or in the absence of the Finance Director, the Tax Collector, to pay the bills submitted on Schedule A to Council" **be adopted.**

MOTION approving minutes from the May 1, 2019 Public Hearing and the May 1, 2019 Regular Council Meeting **be adopted.**

MOTION that Resolution # 41-19 entitled "A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, authorizing appointments for certain Committees, Boards and Authorities" **be adopted.**

Sharon Planning Commission
Clancy Atkinson

Motion: **Mrs. Saylor**

Vote: **YES** Mrs. Saylor
_____ Mr. Lucas
_____ Mr. James

Second: **Mrs. Bundrant**

YES Mrs. Bundrant
YES Mr. Connelly

COMMENTS:

NEWS MEDIA: No comments.

CITIZENS:

A citizen identified as Leanne asked how it is decided which areas in the City are priority for demolition projects. She said she lives in Zone 5, which has the highest crime rate and asked why some of the drug houses were not the first to be torn down. Mr. Fiscus explained the City held many public meetings on this subject and hired an independent consultant. The consultant recommended a "work backwards" strategy; demolition in neighborhoods with fewer blighted houses has a significant impact and raises the neighborhood's value immediately. This same impact would not be possible in neighborhoods with many houses in need of demolition. He said another factor is targeting prime areas for redevelopment with proximity to amenities and businesses. Mr. Fiscus said 15 houses were demolished in the north side of Sharon, while six more were demolished in Zone 5 during the same time, utilizing a different funding stream. The resident presented pictures to Council showing an area on Prindle Street, between Cedar and Baldwin, with vacant and possibly uninhabitable properties. She also supplied pictures of Cedar Avenue showing the road in disrepair, and she further elaborated on other areas where the roads are deteriorated and in need of repair.

Citizen, Carol Swartz, Lorain Street, asked if rental houses must be inspected prior to each new tenant moving in and if there is a master list of all landlords in the City. David Tomko explained the Code Office has been compiling a database of all City landlords, and they stay current with inspecting properties. Citizen Robert Cunningham asked for further clarification about these items. Mr. Tomko and Leyla Sartori said landlords must inform the City within ten days of a tenant change, and rental properties must be inspected every two years. Mr. Cunningham expressed frustration over the complication of process and duration of time the blight fight is taking. He also expressed confusion over who "runs the City of Sharon" and discussion ensued about the responsibilities and limitations of homeowners, taxpayers, and government at the city, state, and federal levels.

Citizen, Deborah Roberson, 484 South Oakland Avenue said she needs a handicapped parking sign and has had trouble obtaining it for the past year. Chief Stabile requested she email him directly and he would work with her to get the sign. Mrs. Roberson also reported on an issue of a neighbor, living at the corner of South Oakland and Leslie who historically has not maintained his lawn and brush and has no garbage service. He placed a large bin between their two houses which is filled and overflowing with garbage and standing water. Mr. Tomko expanded on the larger issue of the number of residents in the City who currently do not have the required garbage service, and how difficult it is to address. He said the Code Department is doing all it can to stay on this issue and track down homeowners in violation. Mrs. Roberson said her son, who has not lived in the City of Sharon for over six years, is being pursued by collections for local taxes that she says he does not owe. Mr. Connelly directed Mrs. Roberson to speak with Jason Tomko for guidance on resolving this issue.

Citizen, Joanne George, 404 Baldwin Avenue, thanked the City for quickly beginning to address the situation with a neighbor that she raised at an earlier council meeting. She said the home is being worked on but is incomplete; she is still unable to get in and out of the alley. She was told the homeowner had 10 days to make the necessary corrections and asked what can be done to enforce this and put pressure on to complete these requirements. Mr. Tomko emphasized the Code Department is small but is doing all it can to deal with all of these properties. Ms. George asked what residents can do to organize and help pitch in to the revitalization efforts. Mr. Connelly told her of the Sharon Revitalization Committee and gave her meeting times and dates. He and Mrs. Saylor also told her of various city cleanups and beautification projects that are community-organized and executed.

Citizen, Leanne, asked if the houses she mentioned earlier in the meeting were slated for demolition. Mr. Fiscus informed her that they are not currently on the demolition list. Mr. Connelly added the City is limited on funds for things such as demolitions, and this is still our biggest challenge.

MRS. BUNDRANT:

MR. LUCAS:

MR. JAMES:

MRS. SAYLOR: Mrs. Saylor expressed gratitude to the residents who come to meetings with their concerns and want to help to be part of the solution to the problems the City faces.

MR. CONNELLY: Mr. Connelly said the previous City Manager's photo is still on the website and asked how we can remove it. Mrs. Saylor explained none of us can edit the website, and we are invoiced every time we request the web consultant to make changes. Mr. Connelly reminded everyone the upcoming Tuesday is the primary election, and some of our City Council is running for re-election. He implored everyone to vote.

ADJOURNMENT

Meeting adjourned at 7:43 P.M.

Motion: Mrs. Bundrant

Second: Mrs. Saylor

Vote: YES Mrs. Bundrant

 Mr. James

 Mrs. Saylor

YES Mr. Connelly

 Mr. Lucas