

SELINGROVE BOROUGH RECESSED COUNCIL MEETING

MONDAY, JANUARY 10, 2005 – 7:00 P.M.

COUNCIL MEMBERS PRESENT: Pres. D. Mengel, V. Pres. W. Hetherington, C/P S. Christine, C/P C. Handlan, C/P M. Inch, and C/P G. Kinney

COUNCIL MEMBERS ABSENT: C/P W. Reuning

OTHERS PRESENT: Solicitor R. Cravitz; Mgr. J. Bickhart; Mayor G. Beaver; Borough Engineer John Coukart; Borough Treasurer Sharon Badman; Omega Bank Officers: Byron M. "Bud" Mertz III, Senior Vice President; Robert A. Frederick, Vice President; Diane L. Alderson, Community Office Manager; Hood C. Johnston, Trust Officer; and Kim Printzenhoff, Cash Management Relationship Representative

OTHERS ABSENT: Police Chief T. Garlock

CALL MEETING TO ORDER:

Pres. Mengel called the meeting to order at 7:00 P.M.

VISITORS TO BE HEARD:

UNFINISHED BUSINESS FROM PRIOR MEETINGS:

Discuss updated Banking Services Proposal – Bud Mertz reported that he has located the current deed, which is in SunBank's name, for the donated building. Bob Slivinski will prepare the deed and Bob Cravitz will review it prior to it being initiated and signed. Some delay may be experienced due to removing the contents of the building, which need to be identified and sorted into documents to keep and documents to discard and shred. Mike Flock is working on this, but it may take longer than anticipated. Mgr. Bickhart has been given a copy of the appraisal that was completed in 2004.

Bud Mertz also thanked Council for giving Omega Bank the opportunity to review the Borough's banking relation as it currently exists. A lengthy discussion of banking services took place.

Following the banking services discussion the Omega Bank officials reported that the old Snyder County Trust Company clock will be fixed. It needs quite a bit of work so it will not be done quickly. C/P Handlan suggested waiting until after the traffic signals and decorative streetlights are installed.

Tour former SunBank Trust Department Building – The meeting was adjourned to tour the building. After reconvening the meeting following the tour of the building, Mayor Beaver suggested turning the building into a police department. John Coukart stated he is concerned about the flat roof on the building, as flat roofs are known to leak. He stated he did not, however, see any leaks at this time. Mayor Beaver asked if it would be possible to install trusses across and put a pitched roof on the building. John Coukart replied that if the structure would support it, that would be a nice solution to the potential problem. Mayor Beaver stated that it looked like the heating and cooling utilities were in good repair. There is some money for remodeling available. John Coukart stated there is only one egress into the basement, which will limit what could be done down there. A second exit should be added depending on the use; the code requires a second egress for storage. Mayor Beaver suggested an outside staircase with a bulkhead door. Structurally, John Coukart stated he saw no issues of concern.

Additional discussion of Banking Services Proposal – There was some additional discussion on the banking services proposals, with Sheri making some clarifications for Council. It was suggested that quotes be sought from other institutions. John Coukart stated he has some clients who are doing the same thing the Borough is doing and they had several institutions, including Omega Bank, come in and give proposals. C/P Kinney suggested getting other proposals and sitting down to compare them before

making a final decision. It was his understanding that the donation of the Omega Bank building came with no strings attached. He stated First Trust was mentioned tonight, and maybe the Borough would like to ask M&T Bank, even though they are moving out of town. Several Council members expressed concern over putting all the Borough's "eggs in one basket". Pres. Mengel stated this may not necessarily mean one bank, but could also refer to one type of investment. C/P Christine asked if the Borough can put out requests for proposals from Swineford, M&T, First Susquehanna, First National, and Northumberland Bank. Pres. Mengel stated that Council has to realize that Sheri will have to drive to all these other places. Mgr. Bickhart stated the reason the Borough has focused on the only bank in Selinsgrove is because Sheri makes a trip to the bank at least once every day on average. It was the consensus of Council that to make an intelligent decision there would have to be comparative proposals to review. C/P Inch stated that the gift of the building from Omega Bank should be taken into consideration and if the proposals are close, since they are the home town bank, they should probably get the Borough's business, but he also feels comparisons should be made. C/P Kinney stated that the Borough should consider collecting the sewer bills in their own office, as Omega Bank is going to start charging 40 cents per bill to collect them. He stated he understands there are two people in the office and they may have to go to a third; there are times when the Borough office could use a half a person more than there is now and this may be the edge that is needed to fill the gap. Sheri stated she will have to pay Omega Bank 40 cents for each payment that they accept on behalf of the Borough. The bank is accepting an average of 387 bills a month, with one month being high and the other two months being low. Pres. Mengel stated that by going electronic that would eliminate some of that, but then there is a \$30.00 charge plus 15 cents for each of those bills, and at least 70 people are needed to get to the \$30.00. Sheri stated there are a lot of people who do Internet banking and she gets their check, so these people are paying an Internet banking fee and sending the check to Sheri, who does not have to pay to receive it. She stated she is not sure about trying to transfer money out of people's accounts. Mgr. Bickhart stated he will get Council some additional proposals for comparison.

University Avenue Sewer Project – Mgr. Bickhart reported that John Coukart will be at the meeting with the University Avenue residents next Monday.

Sassafras Street Sewer Project – Mgr. Bickhart reported that John Coukart is aware of Council's decision on this project, deciding to go with the sewer rather than a fourth pumping station.

2005 Street Program – Mgr. Bickhart reported that he and John Coukart will be meeting with Gary next Wednesday to begin work on this program.

Streetlights and Traffic Signals – Shawn Sassaman is working on options with the low bidder, Beck Electric, to try to come up with some alternate ways to reduce the project cost. C/P Kinney stated he spoke with Shawn between the last meeting and this one, and he is concerned about the flag banners on the standards being 6½ to 7 feet off the ground and sticking out past the curb line. He is concerned about what it would do to the lights themselves if the banner arms were to be hit by a truck or something. Shawn will find out how much it would save the Borough to eliminate those banner arms and possibly replace them with a different type when and if the Borough decides to do it. Mayor Beaver asked if they could be put on the sidewalk side, since they are that high. He was thinking that 7 feet was the lowest point above the ground. C/P Kinney replied that they are already being moved back 18 inches onto the sidewalk and if there is an 18-inch banner there will not be much sidewalk to walk on. C/P Handlan asked if the banner would be in the street if the posts are 18 inches back from the curb. Mgr. Bickhart stated the posts are set back so that the banner is right on the curb line. In answer to a question from C/P Inch, Mgr. Bickhart stated that it will be another project to generate banners. The Selinsgrove Chamber of Commerce had asked if the banner arms could be removed if there are no banners on them, and Shawn is checking into that. C/P Kinney stated he is also concerned about kids swinging on the banner arms and using them for chin-up bars if there are no banners on them, which could damage the lights. Mayor Beaver asked if the light posts will have American flag supports and Mgr. Bickhart stated the flag arm alternative was taken off the proposal months ago because there was not enough room to mount everything. C/P Kinney asked what extras are on the pole in addition to electric receptacles and banner arms. He stated he understands that the Selinsgrove Chamber of Commerce will be having a fund-raising drive to raise the extra money. Mgr. Bickhart stated the Chamber had their strategic planning

session on Saturday and formed a committee to raise as much money as they can, with the objective of raising more than the needed \$71,000 so that additional lights can be done. SPI will meet the 18th on this issue.

Discussion Regarding Donated Building – C/P Hetherington stated he agrees with Mayor Beaver that it would be a good idea to get the police department up out of the basement, although he does not know how readily they could adapt to the building. Mayor Beaver stated it could be workable with very minor changes, especially since the vault would make an excellent evidence room. The basement could be used for an exercise area plus lockers. C/P Kinney stated exercise and lockers are above and beyond the Borough of Selinsgrove. He stated that is a liability waiting to happen and the Borough is not required to provide that. He will never support that. C/P Hetherington stated the Borough offices could also be moved to the donated building, which would allow the library to expand into the current Borough offices. Pres. Mengel stated she also thought of moving the Borough offices to the donated building but then having the police department move into the current Borough offices. The donated building could also be divided in half, with half for the police and half for some sort of social offices that the Borough could get some sort of income from. C/P Kinney stated there is a lot of potential, including building a new police department or new Borough offices. C/P Handlan asked if there is any way that an addition could be added up a story on the donated building. C/P Kinney stated John Coukart would have to check the structure. Mayor Beaver stated it is uncertain of a trussed roof could even be added without checking the structure of the building itself. C/P Handlan stated she was thinking of an alternate proposal for the library to consider moving the Borough offices out and helping with that move. C/P Kinney stated that he said the library should look at it, but he could not make that decision for the Borough. He stated the library should look at the entire building, as well as look at adding an addition or a stand-alone building on the lot. Perhaps if the whole building would suit their needs then the library could expend the monies to build a new Borough building, which would not have to be as large a building as the current one is. Mgr. Bickhart stated the bank did have a proposal at one time and went to the Zoning Hearing Board to get approval for a second floor on that building, so it is structurally able to be built on. With it being a public building now, that would have to be readdressed. C/P Hetherington stated that he was told by Audrey Wolfberg that the building was very solidly built and the room in the basement was intended to be an air raid shelter, although it was never stocked with food. C/P Handlan stated her idea for a second floor would allow the Borough offices and the police department to move to the donated building. C/P Kinney stated that studies have shown that a stand-alone police department functions better than one that is connected to the Borough itself. He agrees that the police department needs to be moved out of the basement. He asked when the library consultant will be done and stated this is something that should be checked out before anything is done with that building. Mgr. Bickhart will see that Tom has the opportunity to go through the building, which is valued at \$225,000. C/P Kinney stated this valuation seems high, but the bank tore down the dentist's office and the shoe shop, and they took out the scales, so there are three properties there along with a paved parking lot. Solicitor Cravitz stated the bank paid \$175,000 for the properties and with inflation and what they put into them, they are not realizing a profit with the valuation of \$225,000. Mgr. Bickhart stated, in response to a question from Mayor Beaver, that there is no floor plan for the building that he is aware of.

ADJOURNMENT:

With no additional business, the meeting adjourned at 9:00 P.M.