

**MINUTES
FORD CITY BOROUGH COUNCIL
SPECIAL MEETING
LOCATION - FORD CITY BOROUGH OFFICE
APRIL 26, 2004**

CALL TO ORDER Council President Kozuch called the meeting to order at 5:04 p.m. and advised everyone the meeting is being audio taped.

PLEDGE OF ALLEGIANCE

Council President Kozuch led everyone in reciting the Pledge of Allegiance.

ROLL CALL

Ford City Borough Council - Steve Kozuch, Homer Pendleton, Terry Tokarek, John Rudosky, Tim Malec and Dan Cousins.
Ford City Zoning Board - Ron Dillard, Greg Dinko, and Derek Gladysiewski. Jeff Cogley and Mike Fullard were absent.
Ford City Planning Commission - Joann Scopel, Eugene Banks, and Marc Mantini. Jeff Mantini and Colleen McCabe Mantini were absent.

ATTENDANCE

Kim Petrie - G.F.C.C.D.C., Dr. William Kerr - Armstrong School District, Rich Kraft and David Hill - Olsen & Associates, and Solicitor Wolfe.

LAND DEVELOPMENT DRAWINGS

Rich Kraft - Olsen & Associates, explained they are submitting site development drawings for approval from Borough Council. Kraft explained there will be approximately 110 parking spaces along with access drives that will service Plant #2.

Derek Gladysiewski - Zoning Board, asked if the Fire Hydrant to be installed at the North Eastern corner of the site will be at the end of a line or in a loop? Kraft answered the drawing shows it is at the end of a line tapped in to the 10" line.

Kraft explained site work will be done as funding becomes available.

Ron Dillard - Zoning Board, asked if the seven (7) handicap parking spaces meets the requirements of the American with Disabilities Act? The ratio requirement is one parking space for every 25 parking spots.

Dillard explained Ordinance 482 requires greenery and these will be determined by the number of parking spots. There shall be one (1) tree/shrub for every six (6) parking spots.

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A discussion followed. Olsen & Associates will be provided a with a copy of the section of Ordinance 482 which defines the tree/shrub requirements.

Dillard asked if the 6th Street entrance will be used for just light truck traffic or

tractor trailer traffic? Petrie answered it will be just light truck traffic.

Dillard asked if there will be fencing used because a possible government contractor may be a tenant in the park? Petrie explained the fencing in front of Shop 2 will be removed and the fencing around the intersection will be taken down.

Dillard explained 3rd Avenue is not posted – Non Truck Use. A discussion took place concerning truck traffic along 3rd Avenue. Pendleton stated signs should be posted.

Councilman Cousins asked what type of tree are proposed? Are they low maintenance? Kraft answered the tree types are shown on C23 of the drawings. Cousins stated the Borough Tree requirements should be passed along to Olsen & Associates.

Malec asked if a pedestrian walkway from 6th Street to the Shop 2 area an be installed? Petrie asked if the walkway should be installed before the road work is completed?

Malec asked if there will be to much traffic at the intersection? Traffic from 3rd Avenue, 2nd Avenue, and the parking lot from Shop 2 are shown using that intersection. A discussion followed about adding another egress.

Malec asked if the light fixtures are the same as the existing fixtures along 3rd Avenue? Kraft explained the lighting is shown on sheet C-22 and they are the same as the existing 3rd Avenue lighting with illumination of 180.

Petrie explained the Planning Commission already approved this site development drawing. (approval letter attached)

Rudosky made a motion to accept the Site Development Drawing submitted by Olsen & Associates contingent upon compliance with Ordinance 482. Seconded by Tokarek. Motion Carried. 6-0 Unanimous

ELJER RESOLUTION Rudosky explained there is a request from the Armstrong County Commissioners and Rich Palilla - Armstrong County Planning Department to place 24 acres owned by Eljer Manufacturing in a Keystone Opportunity Zone. This is a result of meeting with representatives from the Borough, County, and the State to try to keep Eljer in Ford City Borough.

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Rudosky explained 72 borough residents currently employed at Eljer. The Borough receives approximately \$11,632 in wage tax and occupation tax. The two pieces of property owned by Eljer generate about \$21,000 in Real Estate Tax.

Initially the Borough, County and School District were told they would have

until June 1, 2004 to decide how to proceed. However, early today a call came from Rich Palilla - Armstrong County Planning Dept.. The state has set a deadline of May 1, 2004 to adopt a resolution or a letter of intent.

Mr. Palilla delivered a resolution approved by the Department of Community & Economic Development and Solicitor Wolfe. During meetings it was discussed that the current year 2004 taxes would not be affected. However, the resolution begins January 1, 2004 through December 31, 2010. This would be a new KOZ area.

Armstrong County is asking Ford City Borough to extend the KOZ area. Pendleton explained this is being done to save 300 jobs. Rudosky explained there is no guarantee there will be no lay off. Pendleton stated there is also no guarantee Eljer will remain in Ford City Borough.

Rudosky explained Eljer must file a petition to make their participation in the KOZ area retroactive. Rudosky explained that a rough estimate is that the Eljer Real Estate Taxes are approximately 6% of the entire Real Estate Tax.

Councilman Cousins asked why go back to January 1, 2004 and not start the KOZ area right now? Rudosky explained the current legislation requires the dates of January 1, 2004 through December 31, 2010.

The discussion continued.

Rudosky explained Eljer wanted to approach their parent company and it need to be a package. Everyone must be on board.

A discussion took place concerning the 24 acres needed for the KOZ area. Dr. Kerr - ASD, stated the Southwest Planning Commission should find the acres needed.

A discussion took place concerning the last minute timing involved in creating a new KOZ area. Rudosky explained the timing of this is being determined by the State.

Dr. Kerr explained in the year 2000 a reduction was made to their property tax. The Borough, County and School District are at their mercy. Tonight the School District has a meeting and will discuss the \$98,000 reduction in the Eljer school property taxes.

Dr. Kerr , speaking as a citizen, stated there is a moral and ethical obligation to help keep Eljer in Ford City Borough. If there is no help given to Eljer and the company leaves all parties involved will be blamed for not helping to keep Eljer in Ford City Borough.

Further discussion took place.

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Rudosky made a motion to adopt the resolution as presented by the county for the KOZ zone. Seconded by Tokarek. Motion Carried. 6-0 Unanimous. Cousins stated he voted in favor of this motion, but council is now stuck in an ugly situation. What is next, does someone get laid off, does a street not get paved? Something has to happen because this revenue loss must be made up somewhere. It was not discussed here tonight.

Rudosky explained a great deal of thought was given to what will happen.

Pendleton stated the county said they would try to help Ford City Borough with a capital improvement project.

Kozuch explained this is an unpredictable loss of income. Kozuch agreed with Pendleton, the county stated they would help if they could. Kozuch stated, John [Rudosky], Terry [Tokarek], Homer [Pendleton], and himself spoke the entire weekend about the potentials of what might happen.

Malec explained Ford City Borough will take the hit. Ford City was a major employer in Armstrong County for years. The Armstrong County Commissioners, Armstrong School District, or anyone with influence to get the townships and boroughs to regionalize operations.

LIBRARY AIR CONDITIONER & OFFICE COMPUTER

Pendleton explained \$12,000 was placed in the budget for an air conditioner at the Library and money was budgeted for an upgrade of office computer. Pendleton stated this could be discussed later in light of recent financial developments.

PSAB MAGAZINE - GRANTS

Tokarek explained he read in the recent PSAB Magazine there are programs for Libraries and a Main State Road Program. Maybe these programs could help us?

BOROUGH BUILDING BUSHES

Pendleton explained the bushes behind the Borough Building are attracting bee and hornets and could these bushes be removed. Pendleton explained flowers could be planted in place of the bushes. A discussion followed.

Pendleton made a motion to table until 5-3-2004. Seconded by Cousins. Motion Carried. 6-0 Unanimous.

OFFICE COMPUTER Rudosky made a motion to purchase the office computer from Sintek Solution for the amount of \$1251.00. Seconded by Malec. Motion Carried. 6-0 Unanimous
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EMERGENCY MANAGEMENT TRAINING

approved on 6-7-2004 Rudosky made a motion to reimburse Greg Dinko - Emergency Management Coordinator the amount of \$86.25 for meals while attending training on

September 2004 at Emmitsburg - MD subject to approval by PEMA & FEMA.
Seconded by Malec. Motion Carried. 6-0 Unanimous

BOROUGH BUILDING DOORS

Rudosky made a motion to accept the proposal from Nathaniel Brothers Lock & Key to rework the cylinders of the three main doors, so the existing keys will work, for an amount of \$225.00, as recommended by the Safety Committee.
Seconded by Pendleton. Motion Carried. 6-0 Unanimous

SEWAGE AUTHORITY

Rudosky made a motion to accept the resignation of Jerry Miklos from the F.C.B.M.S.D.A. and appoint Terry Tokarek to fill the unexpired term. Seconded by Cousins. Motion Carried. 6-0 Unanimous

The secretary was instructed to contact Mike Valasek - F.C.B.M.S.D.A. and inform him of these actions.

Rudosky stepped out of the meeting at 6:35 p.m.

PLAYGROUND SUPERVISORS

Cousins made a motion to re-advertise for Playground Supervisors and Summer Labor. Seconded by Pendleton. Motion Carried. 5-0

SOLICITOR COMMENTS

Solicitor Wolfe had no comments at this time.

Rudosky re-entered the meeting at 6:39 p.m.

COUNCIL COMMENTS

Cousins stated council did not discuss where in the budget could funds be used to offset the income lost by placing property owned by Eljer in a KOZ area.

Malec stated a good look at the budget must be done.

Pendleton stated that a project that was budgeted for this year will not be competed because of the loss in tax revenue.

Tokarek requested an Executive Session.

Rudosky explained nobody wanted to give Eljer a break. Everybody was looking at the jobs that — might — be saved. This was something that had to be done and nobody wanted to do.

Cousins stated council is now stuck with a lot more than what is seen here today.

Kozuch stated council did what they had to do to try to save jobs.

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EXECUTIVE SESSION

Cousins made a motion to enter Executive Session to discuss personnel.
Seconded by Pendleton. Motion Carried. 5-0 Unanimous

Executive Session entered at 6:45 p.m.

REGULAR SESSION

Council re-entered Regular Session at 7:00 p.m.
No action taken.

ADJOURNMENT

Cousins made a motion to adjournment. Seconded by Rudosky.
Motion Carried. 6-0 Unanimous

Meeting adjourned at 7:32 p.m.

Lisa Bittner
Borough Secretary

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