

COOPERSBURG BOROUGH COUNCIL
Regular Meeting Minutes
August 19, 2014

The meeting of the Coopersburg Borough Council was held on Tuesday, August 19th, in Council Chambers at Borough Hall and called to order by Council President Felch at 7:00 p.m.

OPENING CEREMONIES

No Opening Ceremonies.

Roll call was taken by Manager Paashaus. Also present were Mayor Hovis, Council Members Balascak, Lundy, Greenland, Pica, Thrapp, Solicitor Gittinger, and Engineer Erdman. Council Member Mack was absent.

AGENDA

The Agenda was ordered adopted without any changes or objections.

PUBLIC COMMENT

No Public Comment.

CONSENT AGENDA

A Motion was made by Lundy and seconded by Pica to receive the Monthly Financial Statements, receive the Monthly Reports (Council information, Police report, Vehicle Roster), and approve the Previous Meeting Minutes from July 15, 2014 and August 4, 2014. **Consent Agenda passed by a vote of 6-0.**

ACTION ITEMS

1. A Motion was made by Balascak and seconded by Greenland to make the final payment for Contract "A" of the 2014 Sanitary Sewer System Rehabilitation Project to Allstate Power-Vac for \$127,790.00. **The Motion passed by a vote of 6-0.**
2. A Motion was made by Balascak and seconded by Greenland to make the first payment for CDBG Inspection work by Keystone Consulting Engineers on the 2014 Sanitary Sewer System Rehabilitation Project for \$5,820.00. **The Motion passed by a vote of 6-0.**
3. A Motion was made by Balascak and seconded by Thrapp to grant conditional final approval of land development plans for "Pinebrook" a/k/a "Pinebrook Manor". **Resolution 2014-10 passed by a vote of 6-0.**
4. A Motion was made by Lundy and seconded by Thrapp to waive the SALDO Section 195-24.A(6), requiring the "Pinebrook" a/k/a "Pinebrook Manor" plan to be submitted to the Lehigh County Conservation District. There was further discussion regarding the limits of ground disturbance, the developer's responsibility to survey, stake-out, and control the disturbance. Tom Williams stated that there would be controls in place and site-meetings with the engineer. **The Motion passed by a vote of 6-0.**
5. A Motion was made by Pica and seconded by Balascak to approve the reservation of 23 Equivalent Dwelling Units of residential sewer capacity for the development of "Pinebrook" a/k/a "Pinebrook Manor". Felch stated his concern regarding the preservation of historical items located on the property. Tom Williams, developer, stated that the Cornerstone and Stained Glass would be donated to the Coopersburg Historical Society. There was further discussion regarding the plans for demolition, and the schedule for environmental remediation. Williams and his attorney, Sommach, stated that the plan was to demolish the school this fall, with completion around Thanksgiving 2014. A few items need to be completed and approved. There was

discussion regarding the sewer planning module, developer's agreement, security agreement, and maintenance agreement. Felch stated that the project was on the verge of success and that granting 23 EDU's without a fee is a great incentive to make this project happen. Felch stated that it has been a long road for both parties and these resolutions are a significant step towards completion. Williams stated that he would donate \$15,000 to purchase and preserve the original Fiske fountain that was originally located on the property. **Resolution 2014-11 granting 23 Equivalent Dwelling Units of residential sewer capacity for the development of "Pinebrook" a/k/a "Pinebrook Manor" at no cost was approved by a vote of 6-0.**

6. **The agreement of cooperation with the Lehigh County Conservation District was approved without objection.**
7. A Motion was made by Greenland and seconded by Balascak to appoint Benjamin Craig to the Zoning Hearing Board. **The Motion passed by a vote of 6-0.**

CABLE TV FRANCHISE RENEWAL HEARING – RCN

Council discussed the renewal of the cable franchise agreement with RCN. There was some discussion regarding the exclusivity of the cable companies in the Borough and the schedule of renewal. Solicitor Gittinger will contact RCN.

REPORTS OF COMMITTEES

1. Infrastructure
 - a. Septic – Council Member Balascak reported that Council granted a tentative rental of 8 EDU's to Brinley Court for 12 months at the July meeting, and the agreement has not been executed by all parties. Council is concerned that this is purposeful delay in order to rent the 8 EDU's for a longer period of time. A Motion was made by Balascak and seconded by Lundy to revise the agreement with Brinley court and impose a "sunset" date of June 30, 2015 for the EDU agreement. **The Motion passed by a vote of 6-0.**
 - b. Highway – Council Member Balascak reported that Landis Street construction would begin next week. Balascak reported that several LED lights are inoperable in the Traffic Signals. Signal Service, our maintenance contractor, will be contacted regarding the issue.
 - c. Water – Council Member Balascak gave a report regarding the water pumped versus the water sold in the Borough. The ratio is approximately 80% sold, 20% loss. Balascak stated that the Water Authority was delinquent in reconciling for both 2012 and 2013 fiscal years. Balascak stated that the Authority had plans to apply for CDBG funding for 2016 water projects.
2. Public Safety/Governmental Relations
 - a. Mayor Hovis reported that he and the manager met with the Fire Department President to discuss the number of volunteers, the number of fire police, and level of training they need. Hovis reported that Officer Grim (K9) had passed away. The manager will work with the police department to develop a resolution honoring Grim. Hovis stated that the police contract was nearing completion.
3. Administration and Finance
 - a. Council Member Lundy reported that the 2015 budget preparation had begun and encouraged all committees to submit large needs.
 - b. Council President Felch stated that the lease renewal for the Rail Road club needed to be reviewed. There was discussion regarding liability, cost, length of lease, and general Council concerns.

REPORTS OF PROFESSIONAL ADVISORS

1. Solicitor: No additional report.
2. Engineer: No additional report.

3. Borough Manager: No additional report.

UNFINISHED BUSINESS

1. Compost site will remain on the Agenda.

NEW BUSINESS

COUNCIL COMMENTS

1. Council Member Balascak opened a discussion regarding the replacement of the deteriorating Borough Hall entry doors. A Motion was made by Lundy and seconded by Pica to authorize the Borough Manager to select a replacement contract up to \$25,000.00 to repair the entry doors.
The Motion passed by a vote of 6-0.
2. Council Member Balascak opened a discussion regarding the development of the Borough's section of the Saucon Rail Trail. Council requested that the trail costs be researched and expenses added to the 2015 Budget.
3. Council Member Balascak requested information regarding the property maintenance issues at 617 Locust Street (Nalichowski). The manager stated that a certified letter was sent with a 30 day deadline to clean the property. There was further discussion regarding property maintenance and the proposed Blight Ordinance.
4. Council Member Balascak stated that there were several property radiuses damaged by garbage trucks. The Public Works department fixed a number of these corners. Balascak stated his disappointment in JP Mascaro for their lack of response regarding this damage.

ADJOURNMENT

Council Member Balascak made a motion to adjourn which was seconded by Felch. The meeting was adjourned at 8:08 PM.

Timothy Paashaus – Borough Manager

John Felch, Jr. – Council President