

COOPERSBURG BOROUGH COUNCIL
Regular Meeting Minutes
July 18, 2017

The meeting of the Coopersburg Borough Council was held on Tuesday, July 18th, in Council Chambers at Borough Hall and called to order by Council President Felch at 7:00 p.m.

OPENING CEREMONIES

The Pledge of Allegiance was recited.

Roll Call was taken by Manager Paashauss. All present were Mayor Hovis, Council Members Felch, Balascak, Greenland, Poot, Thrapp, Solicitor Capehart, and Engineer Erdman. Council Members Pica and Snyder were absent.

AGENDA

A Motion was made by Thrapp and seconded by Poot to approve the meeting Agenda. **The Motion passed by a vote of 5-0.**

PUBLIC COMMENT

David Novak, 151 Hillside Drive, stated that the new LED streetlight outside his house is very bright and asked if anything could be done to shade the light. Greenland stated that he had a similar problem, and it was resolved by contacting PPL directly. Novak requested the status of a sewer point repair on Hillside Drive. There was concern regarding additional flow from Cooper Farms and the existing root damage. Erdman stated that once a root ball is removed, it typically does not return for a long time. Paashauss stated that the repair would be completed in the future.

CONSENT AGENDA

A Motion was made by Greenland and seconded by Poot to receive the Monthly Reports (Council Information, Police report, Vehicle roster, and Zoning Report), and approve the previous meeting minutes from June 20, 2017. Balascak requested to remove the Monthly Financial Reports for discussion later in the meeting. **The Consent Agenda (without the Monthly Financial Reports) passed by a vote of 5-0.**

ACTION ITEMS

1. A Motion was made by Balascak and seconded by Thrapp to approve the waiver requests for 25A & 25B John Alley. **The Motion passed by a vote of 5-0.**
2. A Motion was made by Balascak and seconded by Thrapp to approve the Final Development Plan for 25A & 25B John Alley. **The Motion passed by a vote of 5-0.**
3. A Motion was made by Greenland and seconded by Balascak to approve nine waiver requests listed in a letter from Van Cleef Engineering (Dated May 31, 2017) for the Cooper Farms Subdivision Plan. There was clarification that the waiver request did not include any oversight of detention basins. **The Motion passed by a vote of 5-0.** A Motion was made by Balascak and seconded by Thrapp to approve the Preliminary/Final Cooper Farms Subdivision Plan with conditions stated in the letter from Keystone Consulting Engineers on July 3, 2017. There was further discussion regarding the plan review, road specs, and corrections to the plan. Erdman stated that another plan had been submitted after the KCE letter and addressed the majority of concerns. Felch expressed concern with the Borough taking any responsibility for drainage areas. Balascak stated that the Infrastructure Committee addressed this with the developer and is strongly against taking any responsibility for detention ponds and drainage areas. Capehart stated that the HOA would need to cover this responsibility and review/recording the HOA documents would be a condition of approval. There was discussion regarding the boundary between Cooper Farms and the Grogan property. John Grogan, 4600 Mill Road, stated that the changes to the boundary were acceptable with the caveat that the fence barrier would continue further to the drop-off by the detention pond lot. Bahnick, developer's engineer, stated that they would add the extra length of fencing to the project. Balascak requested information regarding the encroachments at the Litz property and Johnston property. Tom Williams Jr. stated that both property owners were contacted, and they are remedying the encroachments by removal or granting a license to remain. Any license would need to be legally recorded. There was further discussion regarding grading, retention, emergency access, and other conditions. Erdman

explained the process of approving the Preliminary/Final Plan and the assurances that Council would have for the project to be completed. Capehart stated that a Resolution would be drafted to finalize any approvals and conditions. Felch requested the names of the Cooper Farms members. Williams stated that the partners were Thomas P. Williams, Gordon Patridus, and Carlos Tvlares. There was further discussion regarding the history of the plan and the consolidation of phases into one plan (7 gun club road lots). Bahnick stated that the approved plan would meet all conditions set forth in KCE's letter, and the project would only move forward with the Solicitor and Engineers approvals as a protection to Council. Felch requested information regarding temporary certificates of occupancy and any recourse if the project is not built according to the conditions and plan. Erdman stated that all agreements need to be executed before any building permits could be issued, and the building inspector needs to make sure that the properties are livable with improvements, prior to issuing any occupancy permits. **The Preliminary/Final Plan was approved with conditions and details that will be confirmed by Resolution by a vote of 5-0.**

4. A Motion was made by Poot and seconded by Greenland to approve Resolution 2017-12, for application to DCED for a multimodal transportation grant in the amount of \$700,000.00. Felch stated that Ken Mohr had worked diligently on this application, and it would complete another phase of the Borough's Streetscape Program. **Resolution 2017-12 was approved by a vote of 5-0.**
5. A Motion was made by Thrapp and seconded by Poot to approve temporary traffic restrictions on East State Street during the Fire Company Carnival. **Resolution 2017-13 was approved by a vote of 5-0.**
6. A Motion was made by Trapp and seconded by Poot to purchase six (6) Haenni Scales from Load-O-Meter for a total cost of \$29,370.00, financed by a 3 year Municipal Lease from Lafayette Ambassador Bank at a rate of 2.82%. There was further discussion regarding the staging area for enforcement, percentage of fine retained by the Borough, and the current success of the plate reader system. **The Motion passed by a vote of 5-0.**

REPORTS OF COMMITTEES

1. Infrastructure
 - a. Septic – Council Member Balascak stated that SWERP had finished cutting the laterals on West State Street, and the Public Works Department will be monitoring flow in person or by video during the next heavy rain event.
 - b. Highway – Council Member Balascak stated that the West Fairmount Curbing Project is moving forward and should be completed by the end of September.
 - c. Water – Council Member Balascak stated that the Water Main replacement was complete on Stopp and 7th Street. The Public Works Department is currently finishing the residential service connections to the main. The Authority is continuing to work on finalizing and bidding the reservoir roof replacement project.
2. Public Safety/Governmental Relations
 - a. Matthew Rehrig, Fire Company President, stated that the Fire Company Carnival will take place next Wednesday through Saturday.
3. Administration and Finance
 - a. No additional report.

REPORTS OF PROFESSIONAL ADVISORS

1. Solicitor: No additional report.
2. Engineer: Engineer Erdman stated Oxford Ridge is no longer transferring ownership, and a lot of phone calls were made to DEP regarding the status of their planning module. Erdman stated that the draft PRP plan for the MS4 permit application has been completed and will be reviewed by the Infrastructure Committee. There was further discussion regarding costs and implementation. Public interaction is encouraged, and there will be a public hearing of the plan at the next Council meeting on August 15, 2017.
3. Borough Manager: No addition report.

UNFINISHED BUSINESS

1. Municipal Parking will remain on the Agenda.
2. RFP for Engineering/Code Enforcement will be reviewed by the Admin/Finance Committee for a future meeting.

NEW BUSINESS

Mayor Hovis requested information regarding the health inspections by the Department of Agriculture. The Manager will send the website information to Council.

Council Member Balascak requested information regarding line item 355 in the Monthly Financial Reports. The Manager will send the detailed information to Council. A Motion was made by Poot and seconded by Thrapp to receive the Monthly Financial Reports. **The Motion passed by a vote of 5-0.**

ADJOURNMENT

Council Member Balascak made a motion to adjourn which was seconded by Thrapp. The meeting adjourned at 8:18 PM.

Timothy Paashaus – Borough Manager

John Felch, Jr. – Council President