

**COOPERSBURG BOROUGH COUNCIL**  
**Regular Meeting Minutes**  
**March 21, 2017**

The meeting of the Coopersburg Borough Council was held on Tuesday, March 21<sup>st</sup>, 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 Paashaus. All present were Mayor Hovis, Council Members Felch, Balascak, Greenland, Pica, Poot, Snyder, Thrapp, Solicitor Capehart, Engineer Erdman, and Dennis Nace.

**AGENDA**

**The Agenda was adopted as written without any objection.**

**PUBLIC COMMENT**

The following detail is regarding the West Fairmount Curbing Project:

Michael D'Arconte, 647 W Fairmount St, stated that the residents do not feel the curbing is that bad and presented Council with a petition (copy included in meeting record). There was further discussion regarding the cost of replacement, past experiences with other road projects in the Borough, and clarification on the need of complete replacement. Erdman gave a description of how the street would be rebuilt (Full Depth Reclamation) and stated that curbing must be in acceptable shape to proceed with the road reconstruction. Kenneth Lindaberry, 663 W Fairmount St, stated that there was a possibility of replacing the curbing without cutting the existing street. Erdman was not familiar with this process, but suggested that the proper way of replacement was to use forms for both sides of the curb or using slip-form. Karen Long, 620 W Fairmount St, requested the results from the Borough's public bid (denied by Council in 2016). The 2 bids were \$147,400.00 (\$58 per linear foot plus additional costs) and \$179,200.00 (\$70 per linear foot plus additional costs). Candelario Magallanes, 725 W Fairmount St, stated that Council had passed a burden on to the residents and several have fixed incomes. Magallanes asked if there was a way to subsidize the project. Council gave some history and clarification on the process of putting liens on a property, that subsidizing was not appropriate, and previous curb projects. Jeff Smith, 640 W Fairmount St, requested clarification regarding the recent TAP grant received by the Borough. The Manager explained that this funding was for Station Avenue and currently no funding was available for this curbing project. There was further discussion regarding the Borough ordinances, possible project postponement, the Borough rebidding, and the need to upkeep the Borough's infrastructure. Csaba Hacker, 715 W Fairmount St, stated that prices from private contractors have been higher than what was previously described by Council. Smith stated that the lowest he found was around \$32 per linear foot. There was further discussion regarding private contractor pricing. Paul Mattiola, owner of 630 W Fairmount St, stated that he received bids for approximately \$25 per linear foot contingent on the contractor receiving the entire project (full length of the street). There was further discussion regarding any legal concerns, inability to lien a property for a private contract, urgency of the project, and road deterioration. Dennis Nace, Public Works Supervisor, stated that the road was deteriorated and the Public Works Department will be replacing water lines near West Fairmount Street (including adding drainage inlets). Robert Stets, 771 W Fairmount St, started reading a Supreme Court ruling. Felch stated that the topic discussion would be finished if any threats of lawsuits were brought up and future discussion would be handled by attorneys. Kevin Long, 620 W Fairmount St, stated that the discussion did not need to end and suggested coming to a peaceful resolution. Felch stated that Council was willing to work with individuals who are willing to work together. There was further discussion regarding liens, timing of the project, personal experiences, and controlling speed on the road after reconstruction. The concerned residents were invited to continue the conversation at the next Council Committee Meeting in April.

**CONSENT AGENDA**

A Motion was made by Thrapp and seconded by Snyder to receive the Monthly Reports (Monthly Financial Reports, Council Information, Police report, Vehicle roster, Fire Report, and Zoning Report), and approve the previous meeting minutes from February 21, 2017. **The Consent Agenda passed by a vote of 7-0.**

**ACTION ITEMS**

1. A Motion was made by Thrapp and seconded by Snyder to approve Ordinance 659 to establish curb, sidewalk, and driveway apron installation specifications. Balascak stated that this Ordinance clarifies the standards and

aligns with PennDot specifications. Felch stated that the updated specification will not alter the need for the West Fairmount Curbing Project. **Ordinance 659 passed by a vote of 7-0.**

2. A Motion was made by Balascak and seconded by Pica to establish fees for curbing and sidewalk permits. There was clarification that the current fee had not been updated since 1992. **Resolution 2017-7 passed by a vote of 7-0.**

## **REPORTS OF COMMITTEES**

### 1. Infrastructure

- a. Council Member Balascak gave the following summary items from the committee meeting at the beginning of March:
  - New Building – Tom Williams Jr. presented a 2 unit condo building proposal on John Alley. The committee is reviewing revised drawings for the next meeting. Felch stated that he was concerned about additional building plans from a developer that has not completed all items on another project, Pinebrook Manor. Balascak stated that the committee was reviewing the “As Built” plans for Pinebrook and will make a recommendation to Council in the future (Waive, accept, or enforce original plans). There was further discussion regarding condo ownership, motivation to tear down a deteriorated building, and concern over making any further concessions.
  - Liquid Fuels – The current balance is approximately \$250,000.00 for road projects. If the Borough does not complete West Fairmount Street reconstruction this year, it will bank the money for use in 2018.
  - Dennis Nace – Balascak stated that Nace was given more responsibility and oversight of the Public Works Department and has embraced that role.
  - Water Line Replacement – Balascak stated that the design of a water line project on Stopp Lane and North 7<sup>th</sup> Street was being completed. Construction should be started in late Spring.
  - Council expressed appreciation to the Public Works Department for their work during the large snowstorm in March.

### 2. Public Safety/Governmental Relations

- a. Mayor Hovis stated his concern regarding vehicles being parked on sidewalks throughout the Borough. There was further discussion regarding how narrow Main Street is, enforcement, and the future improvements of Main Street and Station Avenue. Council collectively stated that vehicles should be ticketed. No further action was taken.

### 3. Administration and Finance

- a. No additional report.

## **REPORTS OF PROFESSIONAL ADVISORS**

1. Solicitor: No additional report.
2. Engineer: No additional report.
3. Borough Manager: No additional report.

## **UNFINISHED BUSINESS**

1. Municipal Parking will remain on the Agenda.
2. RFP for Engineering/Code Enforcement will remain on the Agenda.

## **NEW BUSINESS**

Council Member Balascak stated that Dennis Nace should have a smart phone. The Manager will work with Nace regarding the possibility of upgrading his phone. No action was taken.

## **ADJOURNMENT**

Council Member Balascak made a motion to adjourn which was seconded by Felch. The meeting adjourned at 8:30 PM.

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Timothy Paashaus – Borough Manager

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John Felch, Jr. – Council President