

President Smith called the regular meeting of the Catasauqua Borough Council to order at 7:00 PM with the Pledge to the Flag.

MEMBERS PRESENT:

Mr. Smith, Mr. Bartholomew, Ms. Kroope, Ms. Mellish, Mr. McKittrick, Mr. Schlegel and Ms. Weaver.

ALSO PRESENT:

Mayor Schlegel, Manager Eugene Goldfeder, Solicitor Anewalt, Police Chief Doug Kish, and Treasurer Hein.

ABSENT:

None

MINUTES:

A motion to approve the minutes of the February 6, 2017 regular meeting was made by Mr. Bartholomew and seconded by Ms. Mellish. Ms. Kroope commented that she has not been receiving the minutes electronically for the last month or so. The Manager said he would check on this. The motion carried 7 in favor, none opposed.

PART-TIME POLICE OFFICER

President Smith said that Mayor Schlegel would like to place the appointment of the police officer out of order and do it now. Mr. McKittrick moved, seconded by Mr. Bartholomew to place Benjamin Porobenski on the approved list of part-time officers. The motion carried seven in favor none opposed. At this time Mayor Schlegel swore in Mr. Porobenski as a new part-time police officer.

HEARING OF PERSONS PRESENT: President Smith said that Chad Helmer of Taggart Associates was here tonight to briefly discuss the sale of the Iron Works property. Prior to Mr. Helmer speaking, Ms. Weaver said that Chad Helmer has been working with the Committee primarily on the sale of the Iron Works site, assisting the Committee from a developer and marketing standpoint.

**IRON WORKS PROPERTY
SALE**

Ms. Weaver went over the process for the sale of the Iron Works property, detailing that the Borough Code requires we put it out for bid, and if we receive a compliant bid, it must be accepted. The Borough can reject all bids only if they are non-compliant. She said the first step is to advertise for bids, if we do not receive any compliant bids we will then re-advertise it promptly. If we do not receive any compliant bids with the second advertisement we are then under Borough Code allowed to negotiate with one or more potential purchasers of the property.

Mr. Helmer said that his purpose in working with the committee was to add context to the request for bids and the agreement of sale from a real estate development perspective. The Committee established a process by which any compliant bidder will comply with the Borough's desire with respect to business development, the mix of uses, etc. He said that the requirements in the bid documents are stringent in part because the Borough Code requires us to accept any compliant bid. Therefore the Committee wanted to make compliance relate to our desires for the eventual development.

Mr. Helmer said that if we get bids, that would be wonderful, but if we do not receive any bids Council should not be necessarily concerned, not receiving bids does not mean there is no interest. Often time's developers do not want to

commit time and financial resources to investigating a site and preparing a bid with the very real possibility they will not be the successful bidder. Developers always prefer to negotiate the purchase of land

The Manager said that one of the requirements of the Borough Code is that the price we are requiring as a minimum bid must be based on the value of the property. The Committee looked at the entire cost to acquire the Iron Works site from FL Smidth, as well as the 440 Front Street property. They then determined what the value per acre for the entire tract was and apportioned that over the part that the Borough is keeping and the part that we are putting out for sale. That is where the \$650,000 minimum bid figure came from. In response to a question from Mr. Bartholomew the Manager said that we are going to be using approximately 1.5 acres of the total site and Mr. Helmer said that we will be selling approximately 10.9 acres.

LIMESTONE ST. INQUIRY

Mr. Tony Hodge said that he lives out of town, but he owns property in Catasauqua on Limestone Street. He wanted to know why no parking signs were installed without anybody on Limestone Street receiving notice. Mr. McKittrick said that the Committee received information from the Police and Fire Departments that they cannot access Limestone Street with vehicles parked there. Therefore for reasons of public safety the Committee recommended and Council passed the Ordinance removing parking. President Smith said that historically no direct notice is given to the property owner or the tenant. Borough Code requires advertisement for the ordinance with which the Borough complies. Ms. Kroope suggested that letters be sent to the properties on the affected streets and Mr. Smith said that this should be discussed in Committee and be looked at closely before we decide whether or not to do it.

PRIVATE ALLEY

Mr. Hodge said that now the issue they have on Limestone Street is without the parked vehicles cars are travelling much faster on the road. Mr. Keith Hodge approached Council and said that there is a private alley behind their homes which they could use to access the rear of their property if people wouldn't park and preclude access. It is very narrow and any car parked on it would make it impassable.

There is discussion among Council as to what can be done. The Manager said that the Solicitor had previously informed him that since it is a private road there is very little if anything that Borough Council can do. It is private property and except for the lane in the middle it is just like anybody else's property that backs up to their neighbor. It was suggested that Mr. Hodge check the deeds of all the properties that back up to that lane to see if whether there is any restriction on parking or reference to the lane at all.

RACE STREET BRIDGE

Ken Baker with Walsh Granite, the engineering firm working on the Race Street Bridge introduced himself. He said that he is working with the businesses that will be affected by the detours as a result of the bridge construction. His role is

to help the businesses find alternate routes into their facilities so they are not put out of operation during the construction. He has been able to work out alternate arrangements with almost all of the industries along the corridor using neighboring driveways or alternate access. The only one that will probably have to use Borough streets in an alternate fashion is Rock Hill. In order for this offer to be acceptable the Borough has to indicate that it is willing to have this truck traffic on Borough streets. A letter from the Borough is necessary and has been prepared and forwarded to the Manager.

Mr. Baker said that Race Street will always be open in one direction. They would prefer to close the road entirely since that would allow the project to be done in half the time, however the average daily traffic count is too great to close it all entirely. The westbound traffic will remain on Race Street and the eastbound traffic will be detoured around the construction site. The work is currently scheduled to begin in April 2018 and last approximately twenty-three (23) weeks.

ORDINANCES & RESOLUTIONS:

ORDINANCE: #1346

ORDINANCE AMENDING ORDINANCE #1340 DELAYING THE EFFECTIVE DATE OF THE CHANGED TRAFFIC PATTERN ON FRONT STREET.

Ms. Weaver moved, seconded by Mr. McKittrick. The motion passed seven in favor, none opposed, as Ordinance #1346

RESOLUTION: #4-17

RESOLUTION AUTHORIZING THE SALE OF CERTAIN LANDS KNOW AS LOT 2 OF THE CATASAUQUA IRON WORKS AN IN ORDER TO ACCOMPLISH THE SAME, THE ISSUANCE OF A REQUEST FOR BIDS.

Ms. Weaver moved, seconded by Mr. McKittrick. Ms. Mellish requested that Council be given a copy of the RFB and Agreement of Sale, the Manager said it will be forwarded to all of Council. The motion carried seven in favor, none opposed.

RESOLUTION: #5-17

RESOLUTION FORMALLY APPROVING THE LAND DEVELOPMENT PLAN, FOR THE CATASAUQUA MUNICIPAL COMPLEX PROJECT.

Ms. Weaver moved, seconded by Mr. McKittrick. There were no questions. The motion carried seven in favor, none opposed.

SECRETARY/MANAGER:

Eugene L. Goldfeder, Borough Manager/Secretary reported.

WATER & SEWER:

There were 21,700,000 gallons of water pumped to the system in January 2017 for a daily average of 779,000 gallons. There were 21,400,000 gallons of sewer treated for a daily average of 770,000 gallons.

IRON WORKS UPDATE

The Manager reported that earlier this evening most of Council had the opportunity to tour the construction site and see the progress on the new Municipal building. He will schedule a time for those who could not attend this evening to visit the site. As of now, the substantial completion date is still scheduled for July 7.

- WWTP ADMINISTRATION BLDG** The Manager reported that he had received a proposal from CMT to perform a search of the underground utilities in the area of the Administration building.
- This work is necessary to locate all of the underground utilities before they can start the repairs to the Administration building caused by the subsidence.
- WATERWORKS INFORMATION** The Manager reported that he had received two estimates from the Borough Engineer regarding work at the Waterworks. One is to undertake a well assessment to determine the impact, if any, of the Fed Ex construction operations. The other was requested to get a ball park figure of what it would cost to construct a filtration system for the plant. Both of these will be forwarded to the Public Utilities Committee for discussion.
- TREASURER'S REPORT:** A motion to approve the Treasurer's Report was made by Mr. Bartholomew, seconded by Ms. Weaver. The motion carried, seven in favor, none opposed.
- MAYOR:** Mayor Schlegel reported that she had received a complaint from a resident about the manner and method of the Morning Call throwing papers on driveways and yards. The Manager said that he had also received a similar complaint by email and the Police Chief said that he had also received a complaint and that he had spoken with the distribution manager at the Morning Call who said that he would handle the matter.
- JUNIOR COUNCILPERSONS:** No report.
- SOLICITOR:** Attorney Anewalt said the written report was submitted to Council. He wanted to point out that the hearing on Catty Charter's appeal is scheduled for this Friday.
- ENGINEER'S REPORT:** Mr. Henning reported.
- SEWER TREATMENT PLANT** He said that work on the Sewer Treatment Plant on the subsidence repairs for the Administration building and the underground utility location will begin tomorrow.
- WALNUT STREET BRIDGE** He said the Borough has received the stream crossing permits for the Walnut Street bridge replacement project. In response to a question he explained that even though we are only lengthening the pipe on either end, the permits are required.
- MAIN STREET WATER** Then Engineer said that he had met with the Manager to review the plans and discuss what would be needed to eliminate the water ponding and flooding problems.
- GREASE/SEWER LINES** In response to a question from Ms. Mellish, Mr. Henning said that as of now they are not working with the Public Utilities Committee on the fat, oil and grease issue in the sewer lines. The Manager said that as of now the Committee is still considering alternatives on how to approach the issue. When the time is right the Engineer will be involved for technical advice.
- RETIREMENT** Mr. Henning said that he will retiring at the end of April, after thirty (30) years with the Pidcock Company. In response to a question he said that he will be attending the April Council meeting. He also said that he will not be a stranger and will follow the progress of the Borough and our projects.

GENERAL GOVERNMENT:

Ms. Mellish reported.

Ms. Mellish said they had three (3) utility adjustment requests.

416 RACE STREET/REFUSE

The first one is for a waiver of the Borough refuse bill since the property is under construction following a catastrophic fire. She said that the way the Ordinance is written all properties get billed whether or not they are occupied. Ms. Mellish said there are some instances where people go away for extended periods of time and one way or another some items still get out to the trash. Even if there is a dumpster some materials could be put out for regular collection. Ms. Mellish moved, seconded by Ms. Kroope to deny the request of Jessica Crammer for relief of paying the current refuse bill. The motion carried seven in favor, none opposed.

245 HIGH STREET/LATE FEES

Ms. Mellish said that the request of Ms. Meckes who requested relief of late fees on her water/sewer bill, due to a personal family matter causing them to forget about the bill and pay it late. Ms. Mellish said that she sympathizes with the family but she cannot recommend waiving the late fee. The fee covers the Borough's administrative cost for sending out the reminder letters and keeping track of all the accounts. She also said it is difficult to evaluate one reason for being late from another. Ms. Mellish moved, seconded by Ms. Kroope to deny the request for waiver of late fees on the water and sewer bills for 245 High Street. The motion carried seven in favor, none opposed.

231-233 FRONT STREET

Ms. Mellish said the third issue relates to an adjustment to the sewer bill. She said in this case there was a broken water heater that leaked a significant amount of water onto a dirt floor. The water did not make it to the sewage treatment. Accordingly an adjustment to the sewer portion of the bill is appropriate. Ms. Mellish moved, seconded by Mr. Bartholomew to adjust the sewer portion of the October 2016 bill for the property at 231-233 Front Street, back to the historic average. The motion carried six in favor, none opposed, one abstention, Ms. Kroope abstained since she is related to the property owner.

PUBLIC SAFETY:

Mr. McKittrick reported

Mr. McKittrick moved, seconded by Mr. Schlegel to accept the resignation of Sam Del Rosario from the Civil Service commission. The motion carried seven in favor, none opposed.

Mr. McKittrick said he has two people who have expressed an interest in serving on the Civil Service Commission. He will let those candidates when the Committee will be conducting interviews. Also there may be others that are interested now that there is a vacancy.

Mr. McKittrick said that next month Council will be considering an Ordinance adding a handicap parking space at 746 Front Street. Mr. McKittrick reported that the new rescue pumper is back and will be placed in service within the week. Mr. McKittrick said the Joe Carl, the Borough's Emergency Management Director, will take the lead in discussions with the Catasauqua High Rise over safety and evacuation issues. He said that Mr. Carl has also met with various child care groups to discuss emergency management services.

Mr. McKittrick said there are address problems on South 13th Street. Some of the addresses are on the wrong side of the street and it makes it difficult for the 911 Center to properly dispatch emergency response vehicles. This problem needs to

be corrected and will be discussed by the Public Safety Committee at a future meeting.

Ms. Kroope moved, seconded by Ms. Mellish, that the next time parking is eliminated for an extended length of a street that the area be posted in advance of the action on the ordinance. It was suggested that the posting be done at the same time as the advertisement of the ordinance.

In discussion on this motion the idea of sending a letter to the affected properties was discussed. The Manager said that one of the difficulties is that the people who are parking on the street may not own property or live on that street, especially at corners. Sometimes people's address is on one street, yet they park on a quieter side street. For this reason it was decided that posting of the affected street would be the more efficient process, rather than sending out letters. The motion passed five in favor, two opposed.

PUBLIC UTILITIES:

Mr. Schlegel reported.

RAILING INSTALLATION

Mr. Schlegel moved, seconded by Mr. Bartholomew to authorize to bid for the installation of railings around the clarifiers at the WWTP. The motion carried seven in favor, none opposed

ROTOMAT INSTALLATION

Mr. Schlegel moved, seconded by Mr. Bartholomew to authorize to bid for the installation of the new Rotomat. The motion carried seven in favor, none opposed.

Mr. Schlegel thanked the manager for collecting the information and assisting the Committee on the grease separator issue. What he has provided will be discussed at a future Committee meeting.

PLANNING & ZONING:

Ms. Weaver reported.

CHANGE ORDER #3

Ms. Weaver moved, seconded by Mr. Schlegel to approve Change Order #3, which is a reduction in the contract sum of \$1,528, including a seven (7) day extension of the project with a new Substantial Completion date of July 7, 2017. The motion carried seven in favor, none opposed.

SALE OF IRON WORKS

Ms. Weaver moved, seconded by Mr. McKittrick to authorize the sale of the Iron Works property. It was mentioned that this was a somewhat redundant action since the sale was authorized by resolution earlier in the meeting. The motion carried seven in favor, none opposed. Ms. Weaver said the sale is scheduled to be advertised in the paper on Monday, March 20. She said there will be a pre-bid meeting for all parties that have indicated interest on April 13th. At which time a tour of the site will take place. She said the bids will be received on June 23rd, and action will be taken any bids received at the July Council meeting. The motion carried seven in favor, none opposed.

RECREATION:

Ms. Kroope reported.

LEGION RIDERS

Ms. Kroope said that at her meeting earlier this evening we had met with the American Legion Riders who are undertaking the Wreaths Across America project. She said all the details are not yet worked out but they wanted a commitment from the Borough for the use of the amphitheater the park for an event in September. Ms. Kroope moved, seconded by Mr. Bartholomew to

conditionally approve the request of the American Legion Riders to use the park and amphitheater on September 16, 2017. Ms. Kroope said all the details are not worked out, among them will be insurance, and a possible partnership with the Borough. She said details will follow.

Mr. Schlegel said that the Mayor had become involved because the Legion needs to raise approximately \$50,000 towards this project. They approached the Mayor and she said they should contact the Borough for use of the park. The motion passed seven in favor, none opposed.

YMCA – POOL AGREEMENT

Ms. Kroope moved, seconded by Ms. Mellish to conditionally approve the YMCA Agreement, subject to there being no changes proposed by the YMCA. The motion carried seven in favor, none opposed.

**GEORGE TAYLOR HOUSE
ACTIVITIES**

Ms. Kroope said that Becky Zachowski of Blondie's came to the meeting with ideas to help bring the community together. One is to have weekly yoga sessions, possibly at the George Taylor House. Ms. Kroope moved seconded by Mr. Bartholomew to conditionally approve the request of Becky Zachowski to hold weekly Yoga sessions at the George Taylor House subject to whatever requirements the Borough Manager and Solicitor have with respect to insurance and other issues. The motion carried seven in favor, none opposed.

AMPITHEATER REQUEST

Ms. Mellish indicated at the Committee meeting that Alicia from Studio 415 wants to put on a punk rock picnic at the amphitheater. She does not have any details or information on this event yet.

**GEORGE TAYLOR HOUSE
ACTIVITIES**

Emily Zacharda and Jean Decker were at the Committee meeting to discuss the George Taylor House schedule. Ms. Zacharda then spoke and briefly went over the schedule of main events for the house this year. She also said that they need to do something to make the stairs at the front of the house safer and if possible wider. She said the steps are an important safety issue that needs to be addressed before something happens. She said this year the art gallery will be having a rotating exhibits featuring Catasauqua artists, and that other activities are being scheduled. Ms. Zacharda said the house will be open on the first Sunday of the month only, but on those Sundays there will be other activities at the house as well. In August, Ben Franklin will be appearing, in September George Taylor will appear and in October they will be participating with Fest 'O Fall.

STREET HOCKEY

Ms. Kroope said that she was approached by someone who suggested the idea of street hockey in one of the tennis courts. Mr. Bartholomew said that had been considered previously, but it was determined the courts are too small for this activity.

PUBLIC WORKS:**PENN DOT RIGHT OF WAY
ACQUISITION**

Mr. Bartholomew moved, seconded by Ms. Weaver to approve a request for the acquisition of a permanent Right-of-Way and temporary construction easement by Penn Dot for a fee of \$20,200. The motion carried seven in favor, none opposed.

Mr. Bartholomew asked the Manager if he had spoken with the Solicitor on changing the requirements for repairing and paving after street openings. The Manager said that he had spoken briefly with the Solicitor but they have not gotten together to formulate an alternate program at this point.

BILLS & ACCOUNTS:

<u>General Fund</u>	<u>Water</u>	<u>Sewer Plant</u>
\$574,149.31	\$36,049.88	\$92,146.68
<u>Sewer Collection</u>	<u>Community Development</u>	<u>Gross Payrolls</u>
\$14,757.04	\$0.00	\$134,997.78

Bills and Accounts were approved on a motion by Ms. Mellish, seconded by Mr. McKittrick. Motion carried seven in favor, none opposed.

UNFINISHED BUSINESS:**BOROUGH SIGNS**

Ms. Kroope said that she thought years ago the Borough had wanted to have all of the signs a uniform style and color. She said the sign at the park is different from the others. President Smith assigned the Recreation Committee the task of developing guidelines for all of the signage in the Borough, the gateway signs as well as the facility signs at the waterworks, park, etc. The Manager was requested to get a photo of all of the signs to provide to the Committee.

Ms. Kroope said it also appears that the mural that was done several years ago is starting to fade. Ms. Mellish said that it is a special paint that is supposed to look that way. It is supposed to age.

TWO-WAY FRONT STREET

Mr. Schlegel expressed his continuing concern with two-way Front Street and parking on both sides. He said that if there is an occasion when the fire truck and a school bus are both on the street at the same time and neither will be able to pass. He said there is no way to safely do two-way Front Street without removing parking.

LIMESTONE STREET/ALLEY

Mr. Smith questioned whether the Borough could consider acquiring the private alley behind Limestone Street that was discussed earlier in the meeting. The Manager said that it would be private property and we would have to properly compensate the owners, but he will talk to the Solicitor about what the procedure would be if we wanted to move forward.

**301 MULBERRY-
HOWERTOWN RD -- SIDEWALK**

Mr. McKittrick questioned whether the letter to the Catty Corner property owner on replacing his sidewalk had gone out. The Manager said he knows it was drafted and reviewed and he will check to determine whether the letter was issued or not. Mr. McKittrick also said that the sidewalk just north of the property is only twenty-four (24) inches wide and was wondering what the Ordinance requires. The Manager said that the standard minimum width of a sidewalk is thirty-six (36) inches, but it could be wider depending on what the overall right-of-way for the sidewalk is.

NEW BUSINESS:

There was none.

HEARING OF PERSONS PRESENT: Mr. Al Regits questioned who oversees the pool management by the YMCA. The Manager said that ultimately oversight for that agreement is his responsibility. Mr. Regits said that last year the pool was run very poorly, the number of lifeguards on duty was insufficient, and made the pool unsafe. Ms. Kroope replied that the Y had brought in aquatic managers and specialists from other areas to determine the appropriate number of lifeguards for a pool of this size, in accordance with State guidelines.

CLOSED SESSION:

NONE

ADJOURNMENT:

There being no further business, the regular meeting of Council adjourned at 8:55 PM.

Respectfully submitted,



Eugene L. Goldfeder
Secretary/Manager