

**BOROUGH OF WIND GAP
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WIND GAP, PA 18091
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The Council meeting of the Borough of Wind Gap on Monday, June 7, 2021 was called to order at 7:03 p.m. by Council President Dave Hess, through Zoom Video Conferencing. Louise Firestone informed everyone that the meeting was being recorded.

A verbal roll call was taken by Borough Manager Louise Firestone – participating via Zoom computer link or Zoom phone link were Council members: Steve Bender, George Hinton, Michael Laudano, Dave Manzo, Joyce McGarry, and Jeff Yob. Also participating were Mayor Mitchell D. Mogilski Sr., Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysner, and Borough Manager Louise Firestone.

EXECUTIVE SESSION – MONDAY, MAY 24, 2021 – REAL ESTATE

On motion by Jeff Yob to contact an Auctioneer to discuss auctioning 29 Mechanic Street and 125 Water Street and seconded by Dave Manzo. Roll call vote taken. Council agreed unanimously.

PUBLIC COMMENT

Adrienne Fors, Waste Management reported that:

Grand Central Landfill is committed to keeping the community informed. Below, you will find the most recent copy of the landfill operations neighborhood update.

1. Landfill Operations: We are currently accepting an average of 2700 tons per day.
2. The Horizontal construction work has commenced in Cell 17.
3. Final cap earthwork has commenced with the liner crew beginning the week of May 31st.
4. Grand Central Landfill will host a bird walk on June 19th at 11am. Registration is required.
5. Grand Central team members are preparing for the ATC/ Senator Scavello's Get PA Outdoors event scheduled for June 19th
6. Recent charitable donations: \$50,000 to Slate Belt Rising for Year 5 of our commitment.

The Grand Central Landfill website continues to be updated and includes the monthly landfill update notices. www.grandcentrallandfill.com. Residents can also learn more about us by visiting our Facebook page as well.

APPROVAL OF EXPENSES

On motion by Jeff Yob to approve the General Expenses for the month of May 2021 in the amount of \$38,613.32 and seconded by George Hinton. Roll call vote taken. Council agreed unanimously.

Brian Pyscher recommends paying Bracalente Construction.

On motion by Jeff Yob to approve the payment for Bracalente Construction \$96,567.55 for the Delaware/Burdette Paving project and seconded by Dave Manzo. Roll call vote taken. Council agreed unanimously.

SOLICITOR'S REPORT

MEETINGS ATTENDED (all via Zoom)

May 3, 2021 – Attendance at regular monthly meeting of Borough Council.

May 19, 2021 – Attendance at regular mid-month meeting of Borough Council.

May 24, 2021 – Attendance at Executive Session with Borough Council.

SUBDIVISION MATTERS: None

LAND DEVELOPMENT MATTERS:

E-mails, Telephone Calls with Applicant's Attorney and Applicant's Engineer, Borough Engineer with comments, revision, metes and bounds and maps re several finalized documents i.e., Storm Water Management BMPs and Operations and Maintenance Agreement. Land Development Improvements Agreement and Agreement for Easement/Road Right-of-Way along Male Road re CIVF VI DEV=PA 1MO2 as successor to JERC Partners LII LD Plan.

Receipt, Review and Administration of Borough Engineer Review e-mails and Correspondence with comments to proposed Easement Agreement for Cul-de-Sac and Applicant's Planning Professional's Quantity and Cost Estimate for Required Improvements re Klump LD Plan-Third Street.

Receipt, review and Administration of Recorded Easement Agreement re Dream Lehigh Valley and Status of Separate Maintenance Agreement for Dedicated Public Improvements.

ZONING AND OTHER LAND USE MATTERS:

Preparation of Parking Ticket Ordinance with Comments.

Review of Snow Emergency Ordinance with Comments.

Review of the International Property Maintenance Code (2015 Edition) with the Borough's additions, revisions and/or changes.

Receipt, Review and Administration of e-mail's to/from Verizon Representative and Borough Manager along with a Review of the Borough Ordinance No. 406 re Protocol for Installation of Wireless Communications Facilities (such as Cell Towers) on Borough property.

Receipt, Review and Administration of e-mail re Purchase of Borough Cell Tower leases.

Receipt, Review and Administration of Wind Gap Property Appraisal History.

DEVELOPMENTS ON OUTSTANDING LITIGATION: None

COURT DECISIONS ON BOROUGH CASES: None

MISCELLANEOUS:

Preparation of 2020 Audit Correspondence to Borough Auditor.

Preparation of Monthly Solicitor's Report.

OUTSTANDING ITEMS:

Stop Sign Ordinance

Dog Park Ordinance

ENGINEER'S REPORT

Brian Pysher reported that he had a meeting via Zoom with a Northampton County representative, Frank Brooks, Louise Firestone and Rich Fox to discuss the Community Development Block Grant (CDBG) funding for Lincoln Street. The material, pre-cast boxes and plastic pipe, for the Lincoln Street storm drain, paving project has been ordered. Brian and Rich looked at potential street paving and patch work in order to utilize the CBGB funding that allows for the purchase of materials only.

Brian informed Council that during preliminary discussions prior to the construction of the maintenance garage, as a potential cost saving measure, it was decided to eliminate the snow catchers on the west side of the building because there were no access doors to the building. After this past winter's heavy snowfall, the weight of the snow melting and subsequent sliding of snow and ice down the back side of the building caused damage so he recommends installing the snow catchers. Nu Cor Management has provided the borough with a proposal: to install 120 feet of snow bar, snow retention system on the west roof elevation for a total of \$4,200.

On motion by George Hinton to install the Snow bar catchers on west side of the maintenance garage and seconded by Jeff Yob. Roll call vote taken. Council agreed unanimously.

Brian Pysher reported that he continues to observe construction of the warehouse building at 550 Male Road, Wind Gap.

NEW BUSINESS

1. JERC – Land Development Improvements Agreement

On motion by George Hinton to approve the Land Development Improvements Agreement conditioned upon securing the Letter of Credit and seconded by Jeff Yob. Roll call vote taken. Council agreed unanimously.

2. JERC – Stormwater BMPO Operations and Maintenance Agreement

On motion by George Hinton to approve the Stormwater BMPO Operations and Maintenance Agreement conditioned upon securing the Letter of Credit and seconded by Jeff Yob. Roll call vote taken. Council agreed unanimously.

3. JERC – Easement Agreement for ROW along Mail Road

On motion by George Hinton to approve the Easement Agreement for ROW along Mail Road conditioned upon securing the Letter of Credit and seconded by Jeff Yob. Roll call vote taken. Council agreed unanimously.

4. JERC – Letter of Credit (LOC) – Pending

On motion by George Hinton to approve the Letter of Credit (LOC) in the amount of \$2,439,686.94 and seconded by Dave Manzo Roll call vote taken. Council agreed unanimously.

5. Wind Gap Municipal Authority Board Member Recommendation – D. Hendrick – Dave Manzo reported that the Wind Gap Municipal Authority Board made a written recommendation to Council for consideration of Dan Hendrick as the fifth member of the Wind Gap Municipal Authority Board.

On motion by Dave Manzo to approve Dan Hendrick as the fifth member of the Wind Gap Municipal Authority Board and seconded by George Hinton. Roll call vote taken. Council agreed unanimously.

6. Wind Gap Municipal Authority Request for Seven (7) Member Board - Dave Hess reported that the Municipal Authority sent a letter to Council requesting an increase in members from five to seven. Dave Manzo reported that the discussion at the last WGMA meeting was not unanimous to move to seven because the feeling was that it was difficult getting a quorum for seven members (which would be four members in attendance) and that it would be easier staying with a five-member board (three members would qualify as a quorum) and allow for a meeting to be held. There was a motion made that was carried out to turn this over to Council to consider moving back to seven members instead of staying at five.

Jeff Yob asked if Council ever officially reduced the member from seven to five. Dave Manzo said that it is in the WGMA regulations/bylaws to allow a five-to-seven-member board. Jeff said that there has never been any stipulation that they could not have seven members from Council. Jeff believes that it would be the WGMA's decision if they wanted to have seven members. George stated that Council did vote on a five-member board and Dave Hess agreed. At the beginning of the year there were members that did not seek re-appointment and no one else was interested so we decided to keep it at five.

On motion by Dave Manzo to have the Wind Gap Municipal Authority Board remain as a five-member board and seconded by Steve Bender. Roll call vote taken. In favor: G. Hinton, D. Manzo, J. McGarry, M. Laudano, S. Bender, D. Hess. Opposed: J. Yob. Motion carried with a vote of 6 – 1.

7. Street Worker Resignation / Advertisement – Dave Hess said that it is with regret that Zach Saltern has submitted his resignation as a member of the Street Department. Zach's decision was based solely on a much higher paying salary. His last day was last Friday so we will need to advertise for the position of a full-time street worker. Dave Hess said that it is not just finding people to work, Council is going to have to seriously look at the salaries, but in the meantime, we still have to advertise. Dave Hess said we did job posting through Facebook which generated the most response, but the ad can be placed on the Borough website.

On motion by Jeff Yob to accept the resignation of Street Worker Zach Saltern and seconded by G. Hinton. Roll call vote taken. Council agreed unanimously.

On motion by George Hinton to advertise for a new full time Street Worker and seconded by D. Manzo. Roll call vote taken. Council agreed unanimously.

OLD BUSINESS

1. Verizon Cell Tower Update – Louise Firestone reported that she provided the correspondence received from Verizon to Council. There was some hope that Verizon would provide more information prior to tonight’s meeting, but the office has not received anything.
2. July Council Meeting – Dave Hess said that Council only typically meets once in July so the two dates would be on Monday, July 5th or Tuesday, July 20th. Council agreed to meet for the mid-month meeting on July 20, 2021. We will post cancellation of the July 5th meeting. Dave reminded Council that at the next meeting, on June 22nd, Council will need to discuss how and where our meeting will be held in the future.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of June 7, 2021. Council agreed unanimously. The meeting of June 7, 2021 adjourned at 7:49 p.m.

Louise Firestone, Borough Manager