

**BOROUGH OF WIND GAP  
29 MECHANIC STREET  
WIND GAP, PA 18091  
610-863-7288**

The Special Town Meeting of the Borough of Wind Gap on Tuesday, October 28, 2003, was called to order at 7:05 p.m. by Council President Winton Male, Jr., at which time he reminded those present that the meeting was being recorded. In attendance were Council members: Lewis Paulhamus, Mitchell D. Mogilski, Sr., Bill Pysher, Peter Stinson and Kerry Gassler. Also in attendance were Mayor Kenneth George and Secretary/Treasurer Louise Firestone. Absent was Councilwoman Sandra Lockard

1. Joseph Dell'alba addressed Council and the public regarding the Wind Gap Ambulance Corps. He thanked Council for allowing him the opportunity to address those present. Mr. Dell'alba was a Borough Councilman for six years and Mayor of the Borough of sixteen years. Wind Gap Ambulance has served the Borough for 57 years with little or no tax dollars. He stated that he is not suggesting that they never get any tax dollars. Their sole purpose is to provide emergency needs, pre-hospital care when and if needed. Mr. Dell'alba asked for everyone's support as well as reminding family and friends who Wind Gap Ambulance is and what they are all about.

*Sandra Lockard arrived at 7:10 p.m.*

They have mailed 901 applications this year alone. They only expect to have a return of 44% or less than half. They operate with revenue generated by their services, they have membership fees, \$30 for an individual or \$35 for a family and they receive donations. If a person becomes a member and requires an ambulance trip, and subsequently if the insurance does not pay the full amount of the transportation, the member is exonerated from the balance due. Their operating budget is \$160,000 annually. Joe gave his phone (610-588-2797) for anyone present to call him if they have a question regarding the Corps. He guaranteed to answer any questions, and if he does not have the answer he will find it. He has chosen to remain active in the Corps for the past four and a half years in the position of Administrative Chairman of the Board and he is there by choice.

2. Secretary/Treasurer Louise Firestone presented the following overhead transparencies:

**GRANT MONEY**

Department of Environmental Protection	\$ 800,000
- Removal of Tire Waste Pile	
Landfill Postclosure Escrow Fund	\$ 460,000
- Stormwater Projects	

Community Development Block Grants	\$ 189,420
- Stormwater Projects on Mechanic and West Streets	
Northampton County Bond Issue	\$2,600,000
- Route 512 By-pass	
PA Department of Environmental Protection	\$ 3,000
- GIS Arc View Software/Training	
<b>TOTAL GENERAL GRANTS</b>	<b>\$4,052,420</b>
<b>TOTAL PARK GRANTS</b>	<b><u>\$ 96,708</u></b>
<b>GRANT TOTAL</b>	<b><u>\$4,149,128</u></b>

**PARK GRANTS**

Community Revitalization Assistance Program	\$15,000
- Wind Gap Borough Park Restroom	
PA Department of Conservation and Natural Resource	\$40,000
- Wind Gap Borough Park Restroom	
Plainfield Township Donation	\$15,000
- Wind Gap Borough Park Restroom	
Monroe County Arts Council	\$ 1,000
- Summer Park Concert Series (2000)	
Monroe County Arts Council	\$ 1,343
- Summer Park Concert Series (2001)	
Monroe County Arts Council	\$ 2,000
- Summer Park Concert Series (2002)	
Monroe County Arts Council	\$ 1,365

## - Summer Park Concert Series (2003)

Pennsylvania Council on the Arts	\$ 500
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- Summer Park Concert Series (2000)	
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Pennsylvania Council on the Arts	\$ 500
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- Summer Park Concert Series (2001)	
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Green Knight Economic Development	\$ 2,500
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- Summer Park Concert Series (2002)	
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Green Knight Economic Development	\$ 5,000
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- Park - Construction of a Walking Trail	
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Department Community and Economic	\$ 5,000
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Development	
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- Installation Sidewalks - Wind Gap Park	
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Green Knight Economic Development	\$ 5,000
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- Installation Sidewalks – Wind Gap Park	
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Green Knight Economic Development	\$ 2,500
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- Summer Park Concert Series (2003)	
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**TOTAL RECEIVED \$96,708**

The following are the present categories set up for the Archiving Database:

Actuarial Reports	SALDO
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Administration	Stormwater Projects
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Agreements	Streets
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Borough Code	Summer Sound Concerts
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Borough Solicitor  
Buildings (Repair/maintenance)  
Council Procedures  
Easements  
Emergency Management  
Financials  
Formal Opinions  
Grants  
History of Wind Gap  
Human Resources  
Male Road Bridge  
Minutes  
Newsletters  
Oaten Building  
Ordinances  
Park  
PennDOT  
Pensions  
Petitions  
Planning Police  
Resolutions

Waste Tire Pile  
Waste Management  
Wind Gap Ambulance  
WG Athletic Association  
WG Fire Company  
WG Municipal Authority  
Zoning Ordinance

There are currently 1,753 Documents or a total of 9,584 Pages.

For example the Minutes folder is broken down as follows:

Minutes

Civil Service  
By Year  
Council  
By Year  
Parkboard  
By Year

Planning

By Year  
Police  
By Year  
Municipal Authority  
By Year  
Zoning  
By Year

For example the Police folder is broken into sub-folders as follows:

- Officers
  - Full-time
  - Part-time
- Vehicles
  - 99 Crown Victoria
    - Insurance
    - Invoice
    - Owners Card
    - Purchase Order
    - Title
  - 02 Ford Explorer
    - Check
    - Insurance
    - Invoice
    - Purchase Order
  - 03 Crown Victoria
    - Insurance
    - Invoice
    - Owners Card
    - Purchase Order
    - Title

For example the Streets folder is broken into sub-folders as follows:

- 1996
- 2002
  - Reclamation
    - E.J. Breneman
  - Resurfacing
    - Bracalente
- 2003
  - Micro surface
    - Shore Slurry
  - Resurfacing
    - Eastern Industries

## Vehicles

80 International Truck  
 86 GMC Dump Truck  
 89 Eager Beaver Trailer  
 91 Ford Dump  
 95 Leaf Vac  
 97 John Deere  
 03 GMC Truck

All vehicles have insurance, owner's card, title or certificate of origin

The accounting system used in the Borough can track expenses. The Borough purchased a new 2003 GMC utility truck this year and the expenses for this truck are as follows:

2003 GMC Utility Truck  
 January 1 through October 28, 2003

Name	Amount
Trademark Graphics, Inc. Truck decal/PA State seals	-79.76
Bergey's Volvo, GMC, Isuzu 2003 GMC, Hook/Utility Truck	-75,323.85
S.V.R. Welding, Inc. Fabricate, paint, install steps/rail on bucket unit	-229.85
Structural Metal Fabricators, Inc. 18' X 26' shelf for truck	<u>-35.36</u>
	<u>-75,668.82</u>

This truck is fairly new so there are not as many expenses. Expenses for the 1999 Crown Vic Police Cruiser this year are as follows:

1999 Crown Victoria Police Vehicle January 1 through October 28, 2003	
Alex's Tire Center 2 Winter snow tires/wiper blades	-199.11
Alex's Tire Center	-21.95

Lube/oil/filter	
Alex's Tire Center	-25.00
1 hr service re-align hood & latch	
Reinhart Ford	-1,149.30
Repair lamp assembly,grill,body assembly	
Midas	-40.50
Thrust line alignment	
Alex's Tire Center	-142.84
2 tires/dismount/mount/balance	
Alex's Tire Center	-21.95
Lube/oil/filter	
Alex's Tire Center	-32.15
Lube/oil/filter/air filter	
Alex's Tire Center	-24.59
Lube/oil/filter/oil plug gasket	
Alex's Tire Center	-239.70
Set front pads installed, rotor installed	
Alex's Tire Center	-21.95
Lube/oil/filter	
Alex's Tire Center	-38.96
Thermostat installed, anti-freeze	
Reinhart Ford	-474.43
Motor Fan assembly, relay assembly	
Reinhart Ford	-388.74
Replace fuel pump/fuel filter	
Alex's Tire Center	-68.90
State inspection, lube/oil/filter	
Reinhart Ford	-87.75
Cooling fan motor bad connection	
Alex's Tire Center	<u>-21.95</u>
Lube/oil/filter	
	<u>-2,999.77</u>

The Borough has four accounts. There is a general fund for paying payroll and expenses. A minimum balance is kept in this account with general funds also in a separate savings account. The third account is a separate account for Special Revenue or Liquid Fuels. The Borough is reimbursed monies from the fuel tax collected by the State based on population and mileage within the Borough. This must be kept in a separate account and PennDOT dictates what these funds can be used for including: street resurfacing, vehicle and/or equipment purchases related to the streets. The fourth account is called Capital Reserve/Projects. These funds are set aside for specific projects or purchases that Council has decided to do. The following is the breakdown of these accounts for five years plus this year:

	General Funds	Special Revenue	Capital Projects	Total
1998 \$371,335	\$228,265	\$94,767	\$48,303	
1999 \$485,226	\$272,233	\$147,297	\$65,696	
2000 \$644,297	\$323,524	\$203,978	\$116,795	
2001 \$771,007	\$352,466	\$259,022	\$159,519	
2002 \$687,987	\$417,609	\$71,292	\$199,086	
Projected 2003 \$499,981	\$340,000	\$52,583	\$107,398	

The Special Revenue or Liquid Fuels has decreased the last two years because of the street work that has been under the direction of the Street Committee, Kerry and Mitch. Capital Projects has decreased because money was set aside for the new restroom at the Park.

Waste Management  
Neighboring Municipality Agreement

Park Public Restroom	\$25,000
Repave Park Tennis Courts	\$3,500
Police Ford Explorer	\$35,000
Street Utility Truck	\$16,000
Free Trash/ Recycling Collection	<u>\$185,000</u>
	<u>\$264,500</u>

Waste Management  
Neighboring Municipality Agreement

1 <sup>st</sup> Qtr 2003 (186,083.4 tons X .15)	\$27,912.51
2 <sup>nd</sup> Qtr 2003 (204,546.8 tons X .15)	\$30,681.83
3 <sup>rd</sup> Qtr 2003 (198,725 tons X .15)	<u>\$29,808.75</u>
	<u>\$88,403.09</u>

3. Zoning Activity – Winton Male showed slides outlining the permits issued for 2002 and 2003. The fees collected in 2002 were \$8,976 and the fees collected in 2003 through September are \$5,729. He also showed a slide with the listing of all the permits for the year 2003. The list includes new business openings, new roofs, porches built, etc. Spring and early summer generates the most activity in zoning. The Borough Zoning Officer works only three hours a week on a Saturday, the Zoning Secretary handles all the paperwork as well as handling all issues related to Planning.
4. Future Traffic Considerations. Bill Pyscher addressed the audience on this topic. Bill explained the future traffic consideration regarding the proposed road from Broadway to Route 512. Wind Gap is the lead community in getting \$2,600,000 in the County Bond issue. Borough Council has decided to continue to support this road project issue even with the knowledge that a retail center may be coming to that development. Bill stated that he feels that two-thirds of the loaf is better than none at all. The retail center will not use the infrastructure to develop their center. As the lead, Wind Gap has some say as to what gets paid and what does not. Wind Gap and the Slate Belt area needs to begin to address the traffic issues. The traffic will only continue to increase in the Slate Belt and the planning needs to begin now for the future. This proposed road will provide a truck route to the industrial park. A concrete casting business will be moving into the shell building. That business will have approximately 75 trucks going out a day. The water tank trucks are making over 100 trips a day around the clock, some using 191 South, but a good number uses 512 and hopefully will use the new road. Bill stated that he feels that the advantages of the road far outweigh the disadvantages. This possibly could be the beginning leg for a by-pass for Wind Gap and the Slate Belt. Council condemned some land west of Broadway toward Route 33 in the anticipation that a by-pass could happen for an interchange or half of an interchange. Whether the Borough supports the road or not, the traffic will be here because it will be generated for the retail center.

Mike Gassler asked when the Borough is going to open a second street south, either Lehigh or Washington to go down to meet 512. He added that it would be worse when Posh opens up down there. Winton replied that it has been talked about for a long time. There are engineering problems and it would cost much too much. The State would not help with funding; it would have to come out of Borough funds. Mike added that Washington could be opened up because the Sewer Authority opened it all the way down. He asked that Council work on it.

Kay Stampone asked if Bill was talking about Broadway to Route 33 or the whole way over? Bill replied that at this time it is Broadway to 512. Kay pointed out that the traffic would still have to go down through town where the problem exists now. Bill stated that eventually the landfill will close and a road could go right through because they already have the infrastructure.

Rick Keenhold asked where the money is coming from to go out where the properties have been condemned? Bill replied that currently the Borough does not have the money. Council would like to see the Green Knights help the Borough with the study to see if it would be feasible or not. A road could go through the industrial area down south, but ideally an interchange should be included. Rick asked if Council knows the economical factor to put a road to go nowhere? Bill said that the land has not been taken yet. Rick asked Bill if when his term is over that he is putting his house for sale? Bill replied not at the end of his term, but his personal life has changed. He has been in the Borough for forty years and he has served the Borough over thirty years and just because his life has changed should not make any difference.

Sherry Acevedo asked how much of the land is part of NAPA? Bill replied that the roadway goes down through the center of it according to the bond issue. Approximately one-third is currently proposed for retail because it is a private developer.

Paul Levits stated that he agrees that there are traffic considerations to be made, but each individual is subsidizing the bond issue through the tax increases. These individuals are young struggling families and older individuals. He stated that National Realty and Development Corporation, the wealth of the owners of that corporation would be in the top two percent or even one percent in the Lehigh Valley. The family who owns the railroad yard has definitely has to be in the high end of wealth in the Lehigh Valley. The Borough's engineer has previously stated that developers build roads, townships don't. He feels that the problem is that the taxpayers are subsidizing the road when the developers are very wealthy. He understands that if the money is not spent and this project is not done sometime in 2004, then the County should have enough sense to take the money back to retire some debt and get the County taxes under control. Bill stated that any development, when you have a private person, and you have a good development, good infrastructure, it is going to benefit them. It will also benefit the community. This is the first time the Slate Belt has received any type of real money for economic development. The whole community will benefit by the jobs. Paul feels that there is going to be a demand on the housing industry, which in turn will create a demand within the Pen Argyl School District. He suggested going after the owners to put in the traffic lights. Bill indicated that most of the development would be going through the Plainfield Township Planning Commission.

Ralph Stampone feels that the Borough was sold a bill of goods about this industrial site. In July, the website had everything already. Ralph stated that the Borough cannot stop this Wal-Mart. He believes that the Borough can get its fair share before it is all done. The Borough can request a lot of things from them and take a firm stand.

Kay Stampone asked if the three municipalities went into this together, why was it not split equally? They are going to get more revenue out of this, but not the repercussions of the traffic. Bill stated that the road was coming from Broadway and Wind Gap became the lead. Wind Gap has the purse string and consequently has a lot to say about how the money is being spent. The retail center is not even planning on the road, but looking at 512 and tapping into their own sewer connection and their own pumping station. They do not count on proposed roads, but on existing roads.

Lewis Paulhamus asked how many dump trucks would be able to make a left off 33? Bill agreed that it is not the best interchange to have it, but hopefully people can be convinced that something is needed in the north to improve the flow of traffic throughout the entire town.

Discussion regarding using the bond money to put the road in west of Broadway and have the developer put in the road east of Broadway. Winton explained that the money became available from the County and Wind Gap applied for a portion of the money to build a road from Broadway east to 512. Forty percent of the garbage trucks come from the north and if the retail center is built, the traffic from the north will increase. Years ago, a conceptual plan was drawn up that included the by-pass. Comments that it would be difficult to put a Wal-Mart on a two-lane road without having an alternative plan to expand the roadway. Plainfield Township will have to insist on off-sight improvements and Plainfield is supportive of Wind Gap's traffic concerns. When Winton and Bill met with National Realty, Plainfield Township and Pen Argyl, they asked for substantial help in improving the off-sight concerns. Wind Gap, Plainfield and Pen Argyl have met regarding all three municipalities' concerns and they will continue to work together for the best interest of all three.

Sherry Acevedo stated that it is illegal to use public funds for private resources in a situation like this. Winton replied that the public funds would be used for the road and the infrastructure. Wind Gap will ask PennDOT to take over the road as a formal by-pass. Sherry added that PennDOT work on a twelve-year cycle and they currently don't want to maintain bridges. She said that Wind Gap has the most pull, the most say and the most money. Winton replied at this point, the road has nothing to do with the retail center.

Jeff Yob stated that if there is a road coming off of Broadway, he cannot see the road making a detour around the Wal-Mart center and not tying into the road. Winton replied that it has been talked about, but at this point in time there is no discussion in hooking them up. If it turns out that it is in the best interest of the area and Wind Gap to have a hookup, they will have to pay for it. None of the County money will be used for the retail development. Jeff asked how

you could deny the access to the road because it is a State road? Winton replied that they would have to pay to connect to the road. Jeff asked if any money has to be expended by the end of this year? Winton replied that money would be expended. When the grant was issued, it was established what the money can be spent on for this project. The money just passes through the Borough, where records will be maintained. Jeff stated that he heard that Wind Gap is the lead, they control the purse strings, but now he is hearing that Wind Gap has nothing to say and the County has the final say. Winton replied that the office has to sign off on the bills prior to be submitting to the County for reimbursement. Wind Gap's engineer will look at the work once the work begins in the Borough. Jeff concluded by saying that he this Borough has not seen a project of this magnitude and would like the approval process a little more defined. The Pen Argyl Sewer System cannot take the waste from Waste Management and discharge it because it is so antiquated. He suggested taking a leadership role and giving it back to the County because the taxpayers in the County will have to endure a 38% tax increase for money that has not been spent because payments have to be made on the bond.

Paul Levits asked what mechanism is in place to stop the developer from developing the land into more retail? Winton replied that the Borough has asked for a commitment from the developer. Paul suggested going to the County and ask the County that any additional land of that 80 acres is used for retail, then the developer has to give back the money, pro-rated with penalties, with interest back to the County to prevent any further retail development from happening. Peter suggested that the Borough should manage the project with bounds in place. Winton reported that meetings have occurred at the County Drew Lewis, John Kingsley with all three municipalities, the engineers, to determine how the work is being done and how the bills will be submitted.

Pat Sutter stated that at another meeting, Ron Angle explained that the grant money can be decided on how it will be spent up until the end of 2004. If it does not go for the road, the three municipalities can get together and say what they think is a better project say a YMCA. The Mayor stated that he had no heard this before. The Mayor was under the impression that if your project doesn't go there are other people in line asking for that money because they already have applications in for their projects. Winton explained that when the grant applications were submitted, the applications were ranked with the road application ranking near the top. Anybody who does not follow through with their project, the money will go to the next in line, there is no negotiating for a new project. Kerry added that he questioned Ron Angle and Mary Ensslin when they came to a Council meeting, if Council denied the road what would happen to the \$2,600,000 and Mary said they would fight to keep it up this way, they didn't say it would stay up this way. Bill added that there was discussion with the Economic Development Committee from the County, if the money is not used here, it will go to some other worthy projects. It would not go to a YMCA because it is not economic development.

Rick Keenhold asked when is the plan for this road coming to Wind Gap so that the people around this plan can voice their opinion on what should be done? How can we be digging? Who is going to pay for the road when the \$2,600,000 is spent and the road is not complete? Winton replied that Mr. Perin has made a commitment to make up the difference if

the bids come in higher than anticipated. Rick asked Sandra if any developer has to bring a plan to the Planning Commission and another developer can come in and by-pass the commission? Sandra replied that everybody has to submit a plan, and they have not seen a plan yet. Winton added that there is no exception because it is a County project, he has to comply with all the procedures in Plainfield and in Wind Gap and it has to be approved.

5. Waste Tire Pile. Winton reported that all the tires are gone near Route 33. Tires still remain in the hole. Waste Management will be taking the shredded tires. The grant money is all spent and there is no guarantee any more money will be forthcoming, but letters have been sent to Senator Boscola and Representative Dally. There are an estimated one million tires left at the site, but they are all gone from Wind Gap.

Ralph Stampone asked Mitch when the street projects will be completed, specifically Mechanic and Lehigh? He stated that the streets are absolutely horrible? Mitch replied that it has not been finalized. Kay added that Mechanic Street in front of the Lutheran Church is worse now with all the bumps and ruts.

Kay Stampone asked if Council got a visual picture of the restroom before it was received? She stated that it is totally disgusting, you should be beautifying the Park. Winton replied that Council knew what it was going to look like before it got here.

The meeting of October 28, 2003 adjourned at 9:10 p.m.

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Louise Firestone, Secretary / Treasurer