COALDALE BOROUGH COUNCIL
MEETING MINUTES
221/223 Third St., Coaldale, PA 18218
March 8, 2022 7:05pm

Executive Session: 6:30pm-7:00pm Personnel matters were discussed.

Call to Order
Meeting was called to order by Council President Angela Krapf followed by the Pledge of Allegiance.

Roll Call:. Solicitor Robert Yurchak, Mayor Herb Whildin, Council President Angela Krapf, Council Vice President Claire Remington, Councilman Jacob Adamitis, Councilman Wayne Figner, Councilman Francis Hutta, Councilwoman Yvonne Stoffey and Junior Councilpersons Kaidence Krapf and Hilary Shreffler were present. Councilman Ken Hankey Jr. was absent.

Audience Attendance: 7 members of the public and 1 police officer were in attendance.

Public Participation:

- Ron Neher, Surveyor and Doug Harwick Survey Manager, both from Keystone Consulting Engineers were here to discuss the survey of the 11-acre parcel and the inconsistencies they found with the deed compared to the tax map. The deed plots as an 11-acre 4-sided polygon and the tax map shows the parcel with 3 half acre residential pieces taken out of it. They found that the 3 residential areas were not sold by Coaldale out of the 11-acre parent tract. The deed also has monumentation items such as a Lehigh Coal and Navigation survey station and old power line, both of which are no longer there. KCE is coming up with a parcel size of 9.3 acres, which excludes the residential properties and a road. Doug believes that the 3 residential properties were erroneously sold out of the Coaldale parcel and the parcel should be 11 acres. Frank said the 3 residential properties were bought from the coal company back in the 1970s. Doug contacted Kaufman Engineering, who is in charge of Lehigh Anthracite's land records, and the representative also felt there was a conflict and is open to coming up with a boundary line agreement where Coaldale would be able to repossess 1.7 acres, which would be added to a different area of the parcel. Doug will contact Kaufman Engineering tomorrow and coordinate with Attorney Yurchak to come up with a solution to resolve this.
- Ted Bortnick, 55 W. Ridge St., presented a picture of a blighted property at 38 W. Water St. and asked what council is going to do about that house and the blighted properties in town. Claire said James Metsopolus tried to buy that property and the garage that is attached to it, but the garage owner at 40 W. Water was asking a lot of money for the garage. Angela and Claire explained they are always looking for grants, but grants are not currently available and anything that is available is either an equal match grant or a grant where 25% is paid by the borough. A couple of years ago, 6 houses were torn down with a grant that paid for 100% of the cost. Angela said there is a list of properties that are needed to be torn down and council is waiting for the 100% grants to become available again. Mr. Bortnick said he goes down Fisher Ave. and there is an eyesore there and Claire told him 3 houses were already demolished on Fisher Ave. Claire recommended Mr. Bortnick reach out to the owner of the garage on Water St. and speak to him about selling it at a reasonable price.
- James Metsopulos, property owner in Coaldale, handed in 3 completed rental applications. He is still working on 59-61 E. Phillips St. and hopes to have it done by May. He has the keys for 167 W. Moser Ave., and he put some bids in for the upcoming Upset Sale. He also asked about getting his deposit check back that was submitted with a complex roof bid. Attorney Yurchak said once the roof bid is committed, he will get the check returned.

Approval of previous minutes: Motion made by Frank Hutta to approve the previous minutes. Seconded by Wayne Figner and the motion carried **unanimously.**

Treasurer's Report/Approval of Bills:

- **Motion** made by Frank Hutta to pay the bills. Seconded by Wayne Figner and motion carried **unanimously.**
- **Motion** made by Frank Hutta to accept the treasurer's report. Seconded by Wayne Figner and motion carried **unanimously.**

Police Report: Read by Yvonne Stoffey

- Chief Krapf requested to hire Brandon Gonzalez as a part time police officer on an as needed basis upon completion of MPOETC requirements. **Motion** made by Claire Remington to approve the request. Seconded by Jake Adamitis and motion carried **unanimously.**
- **Motion** made by Frank Hutta to accept the report. Seconded by Wayne Figner and motion carried **unanimously.**

Mayors Report: Given by Mayor Whildin

- Mayor Whildin will be having breakfast with the mayors of Lansford and Summit Hill to talk about things and meet with the Cub Scouts.

Presidents Report: Given by Angela Krapf, President

- $2,583.01 collected in February from PLA for delinquent sanitation and $401.72 in interest.
- $512.07 collected in February from PLA delinquent sewer transmission and $47.15 in interest.
- $1,732.39 collected in February from PLA for delinquent real estate taxes and $214.68 in interest.
- **Motion** made by Frank Hutta to pass the resolution to have Pam McCullion collect the taxes until the next municipal election. Seconded by Wayne Figner and motion carried **unanimously.** Angela added that she will post on Facebook Pam's phone number and borough hall office hours once she gets the hours from Pam.
- Ken Hankey Jr was appointed Coaldale's representative on the Carbon County Tax Collection Committee.
- Angela looked into refinancing the light loan that Coaldale has from being scammed, along with other boroughs, in the early 2000s. There is still about $80,000 owed with elevator payments, which are 2 payments a year and every year the payments go up. The last 2 payments were about $7,500 each. After speaking with the bank, the loan could be refinanced, and the interest rate would go from 4.75% to 3.0% with the payments being the same for the duration of the loan with a savings of about $5,000 in interest. The new payment would be about $5,000 twice a year with nothing down. As a good neighbor, the bank would waive the refinance fees, the loan would have no penalty for early payoff and only the filing fee of about $100 would be due. Angela has the email from the bank with the details. Lacey said money is budgeted for the light fund and half of the balance could be put down which would lower the payment and give a bigger savings in interest. **Motion** made by Frank Hutta to get the loan. Seconded by Wayne Figner and motion carried **unanimously.**
- Angela spoke with Angie at Tamaqua Transfer to coordinate the yard sale and cleanup. Spring Yard Sale will be May 14th and 15th. Cleanup will be May 21st. **Motion** made by Claire Remington to set those dates. Seconded by Jake Adamitis and motion carried **unanimously.**
- Asked everyone to coordinate dates to have staff and council get together. Claire asked to do it after Lent and Angela said that it was ok.
- Council talked the past 2 months to get the employees raises because we are the lowest paid and are losing people and it is hard to get people, especially for the police. **Motion** made by Claire Remington to raise the part time borough worker rate to $15.00 per hour and give everyone else across the board a $2.00 per hour raise, except for the borough contract workers, who are currently negotiating a contract with set rates. This is a once and done thing. Seconded by Jake Adamitis and motion carried **unanimously.**
- After talking with 2 members of the water authority, they started to do changes with some of the salaries. The head person was getting benefits, cell phone and gas paid for plus a salary of $24,000 a year. The new person is no longer getting benefits, no longer getting gas paid for in their personal vehicle, or their cell phone paid for.
- Angela asked to attend a PSAB 3-part webinar on Employment Law and Human Resource Management Series at a cost of $100 for all 3. **Motion** made by Claire Remington to approve the request. Seconded by Jake Adamitis and motion carried **unanimously.**

Secretary's Report: Given by Suzanne Whildin

- Coaldale Borough is registered for TIPS USA program.

Solicitor Report: None

Fire Report: Read by Jacob Adamitis, Chairperson
Code Enforcement/Zoning Report: None
Jr. Council Report: None

COMMITTEE REPORTS
Buildings/Complex:

- There was a discussion about increasing the rental rates for both the individual daily rate and party rentals for the Complex due to increasing energy and heating costs. The current individual rate is $3/hr and the party rental is $100.00. Flat rates and hourly rates were discussed for party rentals as well as raising the individual rate to $5/hr. Council will get together to further discuss and have the new rates go into effect May 2022.

Demolition/Grants: None
Finance/Utilities: None
Handicap: None
Police: None
Police Pension: None
Recreation/Memorial: Given by Yvonne Stoffey, Chairperson

- March 12th – Talk Derby to Me at the Complex held by CHOSE and the Coaldale Fire Company
- April 2nd –Vendor show at the fire company
- April 9th –Blood drive at the fire company
- April 15th—Fish Fry at the fire company
- May 1st—Chinese Auction at the fire company

Streets: Given by Claire Remington, Chairperson

- 2022 tentative street repairs will be posted next week.
- 5 interviews were held for the Team Lead position. **Motion** made by Claire Remington to hire and appoint Mike Horan as Team Lead on the Coaldale Borough workforce contingent upon the union signing the contract. Seconded by Frank Hutta and motion carried **unanimously.**
- **Motion** made by Frank Hutta to add the contract motion. Seconded by Wayne Figner and motion carried **unanimously.**
- **Motion** made by Frank Hutta to approve the contract subject to the union approving it. Seconded by Claire Remington and motion carried **unanimously.**
- Claire introduced Mike Horan and welcomed him to the workforce.

Old Business:

- Frank was up on the complex roof with reps from Versico and said the roof size is almost 220 squares with everything. The rep will lay out all the parameters for what he requires, with details, and will forward it to Frank. Frank has all the window measurements to get a price with and without windows and Frank will also provide some ideas to think about.
- Claire will talk to Attorney Yurchak about the violation properties that were tagged by the engineers.

New Business: None

Adjournment: Motion made by Frank Hutta at **7:57pm**, seconded by Wayne Figner and motion carried **unanimously.**

SUBMITTED BY:

Suzanne Whildin, Borough Secretary
Submitted for approval on April 12, 2022