

COALDALE BOROUGH COUNCIL
MEETING MINUTES
221/223 Third St., Coaldale, PA 18218
May 10, 2022 7:00pm

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 Ken Hankey Jr., Councilman Francis Hutta, Councilwoman Yvonne Stoffey, and Junior Councilperson Hilary Shreffler were present. Junior Councilperson Kaidence Krapf arrived at 7:20.

Audience Attendance: 10 members of the public and 1 member of the press.

Public Participation:

- Scott Sweigart of C2C Design Group, representing St. Luke's Miners Campus, stated that St. Luke's wants to add a new MRI facility on the front of the building. West Ruddle St. runs through the parking lot of the hospital, from Seventh St. to West Phillips St. He did a title search and other research to find an official recording of it to be a street and couldn't find anything. Scott is asking the borough to consider vacating that portion of West Ruddle St. for the hospital to add the MRI facility. He provided paperwork drawn up by St. Luke's legal team to vacate that portion of W. Ruddle St. The MRI facility addition would be to the west of the main entrance up to near the ER access. Jake asked how the addition would affect the fire company coming in with the ladder truck and Scott said it won't, the addition will encroach only about 6 feet into the fire lane that is there now, and the trucks will be able to get all the way through. Frank asked him what is in for the borough if we lose Liquid Fuels money. There was a discussion about it being a paper street which doesn't get Liquid Fuels money. Attorney Yurchak said that if it is just a paper street, the borough does not need to vacate it, a quick claim deed can be done. Claire will reach out to John Davis for clarification. St. Luke's intent is to have the plans for the new MRI to Carl Faust by June 1.

Approval of previous minutes: Motion made by Claire Remington to approve the previous minutes. Seconded by Jake Adamitis and the motion carried **unanimously**.

Treasurer's Report/Approval of Bills:

- **Motion** made by Claire Remington to accept the treasurer's report. Seconded by Jake Adamitis and motion carried **unanimously**.
- **Motion** made by Claire Remington to pay the bills. Seconded by Jake Adamitis and motion carried **unanimously**.

Police Report: Read by Yvonne Stoffey

- Angela explained the iPhone that the police use is from 2017 and no longer works. The police need it to do virtual arraignments and she had Suzanne get prices from Verizon. Angela looked at the choices and talked with Chief Krapf and chose the 128gb iPhone 13 for \$349.99. The Verizon rep suggested changing from a Municipal Plan to a Public Safety Plan for a savings of \$25 per month per phone. The jetpacks can be upgraded at no cost under the Public Safety Plan as well. **Motion** made by Frank Hutta to add a motion to purchase the new phone and change the plan. Seconded by Jake Adamitis and motion carried **unanimously**.
- **Motion** made by Claire Remington to purchase the 128gb iPhone 13 for \$349.99 and change to the Public Safety Plan. Seconded by Jake Adamitis and motion carried **unanimously**.
- **Motion** made by Frank Hutta to accept the police report. Seconded by Wayne Figner and motion carried **unanimously**.

Mayors Report: None

May 10, 2022

Presidents Report: Given by Angela Krapf, President

- \$2,871.35 collected in April from PLA for delinquent sanitation.
- \$22.22 collected in April from PLA delinquent sewer transmission.
- \$6,171.64 collected in April from PLA for delinquent real estate taxes.
- A motion is needed to ratify the General Release and Settlement Agreement with Ken Hankey due to wording being changed. **Motion** made by Frank Hutta to ratify the agreement changes. Seconded by Wayne Figner and upon voice vote, Ken Hankey abstains. Roll call vote. Angela Krapf-yes; Claire Remington-yes; Jacob Adamitis-yes; Yvonne Stoffey-yes; Ken Hankey abstains; Frank Hutta-yes; Wayne Figner-yes. **Motion carries.**
- Angela discussed changing the office hours to include Wednesdays because with the office being closed on the day after a meeting, it slows down borough operations. Longer hours on Tuesdays, Wednesdays and Thursdays were discussed. Frank suggested that the secretary also be in the office the Fridays that the tax collector is here. The new hours will start July 5, 2022 when Casey will be taking over, and Suzanne will be in the background until the end of July. **Motion** made by Frank Hutta to change the office hours. Seconded by Wayne Figner and motion carried **unanimously.** The exact days and hours will be discussed and posted on the Facebook page.
- Angela received an email from PSAB about doing a cannabis resolution. Attorney Yurchak will have it for next month.

Secretary's Report: Given by Suzanne Whildin

- Included in the packet was the renewal for Capital BCBS, the medical insurance with a renewal date of 8/1/22. The monthly rates will go up from \$5,395.59 to \$5,866.01, which is a 9% increase. **Motion** made by Frank Hutta to approve the renewal. Seconded by Wayne Figner and motion carried **unanimously.**
- Received notice of a Private Sale for an empty lot at 167 Greenwood St. where the house burned down. Suzanne reached out to Attorney Kelly at PLA because there is a delinquent ST Fee account with the property, and he said the new owner will inherit and be responsible for the delinquent account. **Motion** made by Claire Remington to approve the sale. Seconded by Jake Adamitis and motion carried **unanimously.**

Solicitor Report:

- Attorney Yurchak prepared a resolution for the Execution of the Reimbursement Agreement with PaDOT for the ARC Grant for Kline's Hill. **Motion** made by Frank Hutta to adopt the resolution. Seconded by Wayne Figner and motion carried **unanimously.**

Fire Report: Read by Jacob Adamitis, Chairperson

Code Enforcement/Zoning Report: None

Jr. Council Report: None

COMMITTEE REPORTS

Buildings/Complex:

- Received estimate for new flooring. Claire asked to table action on it due to the cost.
- Angela received the lease agreement for the complex yesterday. **Motion** made by Frank Hutta to add a motion for the lease agreement. Seconded by Wayne Figner and motion carried **unanimously.** Claire asked about the rental rates over the summer when the tenants won't be in there and Angela said it can be discussed in a committee meeting as nothing is finalized. There is also additional wording that needs to be added to the lease. Both sides will review and approve the lease agreement. They need this to go forward with the grant.
- Lehigh Valley Children's Center is looking to expand its preschool and is interested in leasing classrooms and office space in the complex building. LVCC applied for a grant and plans to occupy 2 classrooms with the hope to continue to grow to serve more kids. **Motion** made by Claire Remington to agree to the lease once all the numbers and additions to the lease agreement are agreed upon. Seconded by Jake Adamitis and motion carried **unanimously.** Claire asked about the length of the lease and Angela said in the one she received they would like to automatically renew every year unless there were discrepancies on either side. If LVCC lost the funding, the lease would end.

Demolition/Grants: None

Finance/Utilities: None

Handicap: None

Police: None

May 10, 2022

Police Pension: None

Recreation/Memorial: None

Streets: Given by Claire Remington, Chairperson

- **Motion** made by Frank Hutta to ratify the Team Lead to full pay effective April 13, 2022. Seconded by Jake Adamitis and motion carried **unanimously**.
- Received an estimate from Peter J. Radocha to repair drainage issues on West Earley Ave. behind Colonial Square in the amount of \$8,440.00. Pipe and stone will be supplied by the borough and the funds will come out of ST Fee account. The estimate is on file. **Motion** made by Claire Remington to approve the estimate. Seconded by Frank Hutta and motion carried **unanimously**.
- Howard Ave. repairs will be base and top until the paver is ready to come down from Summit Hill sometime over the summer. Claire doesn't want to pave until the rest of the drainage is checked out. Angela asked about the dip on High St. by the fire company and wants to be sure that won't happen in this area; she plans to reach out to Michael Radocha to discuss. After talking with Radocha's, Claire said they offered to do a compaction test to be sure the stone and dirt are packed correctly around the pipe.
- Claire and Angela were in a group text from a resident stating that the borough guys noticed a fire on a porch and used a fire extinguisher to put it out and got the fire company there. Jake said if the borough crew wasn't there, the fire would have been much worse.

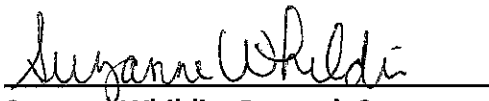
Old Business:

- The Sewer Transmission Fee Ordinance 2019-4 was included for everyone's review. At last month's meeting, Kelly Dirzulaitis asked to have one of her properties be exempted from the ST Fee due to no utilities on at that property. The ordinance states that every property connected to the sewage collection system will be assessed the fee. There was also a discussion about adding back properties that were previously exempted, but nothing will change at this time until previous minutes are reviewed. **Motion** made by Frank Hutta to decline the exemption request. Seconded by Wayne Figner and motion carried **unanimously**.

New Business: None

Adjournment: **Motion** made by Frank Hutta at 7:54pm, seconded by Wayne Figner and motion carried **unanimously**.

SUBMITTED BY:



Suzanne Whildin, Borough Secretary

Submitted for approval on June 14, 2022.

May 10, 2022



**CONFLICT OF INTEREST
ABSTENTION MEMORANDUM**

TO: Council Secretary, Coaldale Borough
FROM: Kent Hankey Jr. Council member
DATE: 5/10/22

Pursuant to Pennsylvania's "Public Official and Employee Ethics Law" I hereby declare that I am required to abstain regarding the following issue/motion:

modification to General Release +
Settlement Agreement

My conflict/reason for abstaining is as follows:

could be seen as a personal gain

Kenneth W. Hankey
Signature of Council Member

Note: Section 3(D) requires the following procedure:

"Any public official or public employee, who in the discharge of his official duties, would be required to vote on a matter that would result in a conflict of interest shall abstain from voting and, prior to the vote being taken, publicly announce and disclose the nature of his interest as a public record in a written memorandum filed with the person responsible for recording the minutes for the meeting at which the vote is taken"

