

WILSON BOROUGH  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
JUNE 26, 2006

The First Meeting of the Council of The Borough of Wilson was held in the Guy B. Tomaino Public Safety Building at 2040 Hay Terrace. President Feinberg called the meeting to order at 7:00 p.m. Roll call followed.

PRESENT:

Leonard Feinberg, President	James Klass
Joan Lilly	Daneen McGinley
James McGowan	Ronald Nixon
David Schug	Louis Starniri

ABSENT:

Bob Reiss

Also present were: Mayor David S. Perruso, Solicitor Louis S. Minotti, Chief Richard Nace, Chief Michael Collins, Superintendent Greg Drake, Code Enforcement Officer Paul R. Corriere

READING OF THE MINUTES:

The Minutes of the May 22 2006 Council Meeting were approved on a Motion by Mr. McGowan. Second by Mr. Schug.

PRESENTATION OF MATTERS BY PERSONS PRESENT:

1. Ryan Conrad, Government Affairs Director for Lehigh Valley Association of Realtors, appeared before Council to inquire whether they would work with them on revising Ordinance Number 687. The realtors association contends that the Borough is not allowing home buyers to move into their new homes without having a CO stating that all the code violations are corrected or in some cases allowing the settlement to go through. The Borough's ordinance states that code violations must be corrected within a one year time period. The realtors would like it to be 18 months. Mr. Minotti replied that the Borough has had very few complaints about our ordinance. Mr. Conrad stated that the Borough Ordinance is in violation of the Municipal Code. Mr. Minotti responded that the Borough does have Police powers and we were in our rights if health and safety issues existed. Mr. Minotti requested an opinion be supplied to him by the realtor's association attorney. Mr. Conrad informed Council that if the Borough did not cooperate with the realtors, they were willing to litigate the matter.

COMMUNICATIONS AND PETITIONS:

1. A letter was received from the Wilson Youth Soccer Association requesting permission to use Jeffery field beginning the second week of September and concluding in early November for an in-house program. Practice would be two nights a week and a few hours on Saturday. Mr. Starniri felt that Ms. Lohrman had the authority to grant permission for the use of fields. Mr. McGowan replied that the request was for a change in use not a request for use. Motion by Ms. McGinley to authorize the Borough Manager to make decisions regarding the fields. Second by Mr. Klass.

2. A letter of resignation from the Rec Board was received from Kristine Collins.

3. A letter was received from Denise Bergstresser requesting appointment to the vacant seat to the Rec Board.

4. A request for permission to hold a Block Party in the 2100 block of Hay Street on July 1, 2006 was received from Heather Flank. The party will begin at 10:00 a.m. and run until 10:00 p.m.

5. A request was received from the David Kunsman Corporation, recent purchaser of a property located at 2029 Northampton St., requesting a one hour parking from 7:30 a.m. to 7:30 p.m. sign be placed in front of the building.

6. A letter from Lisa Strohl requesting appointment to the Mary Meuser Memorial Library Board.

7. A letter was received from Karen Lohrman requesting permission to hold a Block Party in the 1800 block of Fairview Avenue from 8:00 a.m. to 10:00 p.m.

8. A letter from P. Joseph Lehman, Jr., President of P.J. Lehman, Inc. inquiring if the Borough had a policy regarding changes in a consultant's audited overhead rate.

COMMUNICATIONS FROM THE MAYOR:

1. Mayor Perruso informed Council that the total fines collected by Magistrate Koury were \$7,483.20.

2. Mayor Perruso inquired on the status of the surveillance cameras. Chief Nace responded that two bids were received. The lowest bid was from ICU Security for \$8,646.00. Chief Nace has reviewed the bid and it conforms with the bid specs. Motion by Mr. Starniri to approve the bid from ICU Security. Second by Ms. McGinley.

3. Mayor Perruso has received a letter from the tennis players at Meuser Park. The players thanked the Borough for the great job on the courts.

4. Mayor Perruso thanked Officers Meehan and Voorhees and the Palmer Township Police Department for the quick apprehension of the suspect involved at the incident at 1932 Ferry Street.

5. Mayor Perruso and Chief Nace have interviewed three candidates for the position of a full time Police Officer. The Police Department is in dire need of help. Chief Nace is working on the completion of the background checks for the position of three part time Police Officers.

#### COMMUNICATIONS FROM THE BOROUGH MANAGER:

1. Ms. Lohrman updated Council on the Business Redevelopment Committee. The story board is up and is being worked on. Ms. Lohrman suggested Council members take a look at it in the Caucus Room. The next meeting will be held tomorrow, Tuesday, June 27, 2006, at noon. Council members were invited to attend. Ms. Lohrman reviewed a draft of an invitation for an informational meeting to be held at the Strausser Community Center on July 27, 2006 from 6:00 p.m. to 8:00 p.m. Everyone is invited.

2. Mr. Minotti has prepared a new lease agreement between the Borough and Officer Meehan for the use of his new canine. Conditions of the agreement are the same as the previous lease. Ms. Lohrman requested permission to execute the lease agreement. Office Meehan will be keeping the dog he had been using that has health issues.

3. Ms. Lohrman has been approached by Richard Scarpantonio inquiring on when sinkhole alley will be regraded and paved. Mr. Scarpantonio repaired his property several years ago, but the other two property owners have done little or nothing. Mr. Drake added that the water in the alley is running free. Mr. Love has placed a down spout out into the road.

4. Ms. Lohrman, Mr. Corriere, and the Housing Rehab committee have had several meetings to get the program up and running again. The committee has discussed with Sara Pandl setting up criteria for the revision of the HOME program application. The committee has reviewed the oldest six or seven applications. Mr. Corriere will be working on contacting the applicants to obtain status reports on the work they have requested to complete and income information. Mr. Corriere will verify the applicants still qualify for the program.

5. Ms. Lohrman informed Council that the six month probationary period for Mr. Wamsley has expired. Since he has started, Mr. Wamsley has brought in \$60,120.01 half of which goes to the Borough and the other half to the school district. The Borough has paid Mr. Wamsley \$2,700.50 in wages. The commission due from the school district on the amount collected on their behalf is \$3,006.00. The commission due exceeds the salary the Borough has paid Mr. Wamsley. Mr. Wamsley has more rental property owners and more delinquent business owners to contact. The 2006 BPT was due in April.

6. Ms. Lohrman was contacted by the Unemployment Office regarding a claim made by a Crossing Guard employed by Wilson Borough. The office inquired as to whether or not the Borough was aware of an ESA. As Ms. Lohrman was not familiar with ESA, the office sent information. If the Borough creates an ESA Resolution and Ms. Lohrman sends a letter to each guard prior to the school year ending thanking them for their service and the Borough looking forward to them returning in September, then the crossing guards would be ineligible to receive unemployment compensation. The Borough is not to have the guards reapply for their positions each year. Motion by Mr. Starniri to authorize Ms. Lohrman to prepare the resolution for the next Council meeting. Second by Ms. Lilly.

7. Ms. Lohrman reviewed with Council the inspection costs for the Fire Department and the Code Office since 2002. She also presented the income for the same period of time. In the year 2006, the costs would be approximately \$109,000.00 without including utilities and gasoline. The income is projected at \$89,000.00. Even without any major projects, the Borough is spending more money doing inspections than it's taking in.

#### REPORTS OF COMMITTEES:

#### GENERAL GOVERNMENT:

1. As a member of the PSAB Awards Committee, Mr. McGowan presented Mr. Starniri an award for more than 10 years of service to the Borough.

2. Mr. McGowan informed Council that he and Ms. Lohrman had met with the engineers from the sewer authority regarding the meter survey. The authority would like to perform a study to find out where water infiltration is getting into the system. At the present time, it is not known how many meters would be required to perform the study in the Borough. The cost would be based on the number of meters. The authority has applied for a DEP grant to cover half of the cost of the study. The other half would have to be paid by the municipality. The funds could come out of the sewer account. The study would not begin until spring of 2007.

#### FIRE:

1. Mr. Starniri informed Council that one person had passed the officer's eligibility exam in the Fire Department. Based on years of service, the person would be eligible for the position of Lt. Chief Collins is settling up the interview portion of the exam for a Saturday in July.

#### POLICE:

1. Chief Nace has received a request for 32 hours of community service to be completed by one of our residents on a DUI charge. Chief Nace has discussed the matter with Mr. Drake and the service could be served at the community center. Chief Nace will have to certify that the work has been completed. Motion to approve request by Mr. Starniri. Second by Ms. McGinley. Mr. Drake will supervise the individual performing the community service.

2. Chief Nace informed Council that he had spoken to Mr. Drake about installing a 15 mph speed limit signs on Front Street in the school zone. Motion to approve Chief Nace's request for the signs by Ms. McGinley. Second by Mr. Starniri.

3. Chief Nace has received a request for a "Children at Play" sign at 22<sup>nd</sup> and Forest Streets. Chief Nace has not received any complaints about the area. Several Council members felt it the sign would be an invitation for children to play in the street.

#### PUBLIC WORKS:

1. Mr. Starniri inquired about the repairs to 17<sup>th</sup> & 18<sup>th</sup> Streets. Mr. Drake responded that the water company would be paving those two streets. The Borough and the water company will be paving various streets in the Borough. The Borough would be paving two streets and the water company the remainder. The contract states that the work must be completed in September of 2006. Mr. Corriere has previously reviewed the curbs and sidewalks in the work areas.

2. Mr. Schug inquired if Firmstone Street had been turned over to the Borough as of yet. Mr. Minotti replied that he had talked to Mr. Bogusky's attorney. He informed the attorney not to complete the Deed of Dedication yet as Mr. Minotti was not sure if it would be necessary. Mr. Minotti questioned whether the street on shown on our maps and if it was just not opened. Mr. Drake informed Council that the City of Easton would be helping pave the road in return to assistance we had provided them in the last year. The Borough would just have to pay for the paving material. The work would be done in September.

#### PARKS AND RECREATION:

1. Mr. Klass has spoken to Mr. Schomp from Bean, Inc. about Fisk field. He requested an approximate estimate for costs for the field completion. Mr. Schomp has been working with the school district on their fields.

2. Mr. Klass informed Council that the pool is up and running. The refreshment stand health license expires this month. Ms. Lohrman has contacted Mr. Veresink about the inspection. Mr. Veresink is aware of the license expiration and will schedule an inspection yet this week.

3. Mr. Klass is very pleased with the job performance of the new manager.

#### SOLICITOR:

1. Mr. Minotti has had communication from Pete Layman, the solicitor from West Easton, concerning the collection of sewer bills for Wilson Manor and the adjacent townhouses. The previous house locate there was billed by West Easton, but Wilson is now billing them. Mr. McGowan stated that in the last year, the sewer authority has made the line the sewerage from this location runs into a common use line. Therefore, the municipality that bills for sewerage should be the municipality that the property is located in. Mr. Minotti requested that Mr. McGowan supply him with information concerning this matter and he will respond to Mr. Layman.

2. Mr. Minotti informed Council that the tax assessment matter for Wilson Manor is on the Jury List in November 2006. Wilson Manor is requesting dropping the assessment from \$2,000,126.00 to \$1,846,350.00. The county's assessment office has approved the request. It must also be approved by the taxing authority. It is not known if the school district has approved the request. Wilson Manor can request tax relief on the facility as it is an affordable housing project and is subject to rent restrictions.

#### MECAB:

1. Mr. McGowan informed Council that MECAB is off for the summer. An executive meeting is schedule for Wednesday, June 28, 2006, at 7:00 p.m. in Wilson Borough.

2. Mr. McGowan also informed Council that the Borough had recommended Freemansburg Borough to the COG.

#### OLD BUSINESS:

None

#### DEFERRED BUSINESS:

1. Motion by Ms. McGinley to accept the resignation for Kristine Collins from the Rec Board. Second by Mr. Starniri. Ms. Lohrman was requested to send a letter of appreciation to Ms. Collins.
2. Motion by Ms. Lilly to appointment Ms. Bergstresser to the Rec Board. Second by Ms. McGinley.
3. Motion by Ms. Lilly to approve Ms. Flanks request for a Block Party on Hay Street. Second by Ms. McGinley. Ms. Lilly reminded Mr. Drake about closing the street down from the alley.
4. Motion to approve the one hour parking sign requested by David Kunsman Company by Mr. Klass. Second by Mr. Starniri.
5. Motion to appoint Lisa Strohl to the Mary Meuser Library Board by Ms. McGinley. Second by Ms. Lilly.
6. Motion by Mr. Klass to approve the request by Ms. Lohrman to hold a Block Party in the 1800 block of Fairview Avenue. Second by Mr. Starniri.
7. As no one was aware of an policy that P.J. Lehman had inquired about, Ms. Lohrman will respond to the letter as such.
8. Motion to authorize the execution of the Dog Lease with Mr. Meehan by Mr. Starniri. Second by Mr. Klass.
9. Mr. Corriere was directed by Mr. Feinberg to send a letter to the residents along sinkhole alley concerning the necessary repairs to their properties.
10. Motion to retain Mr. Wamsley for an additional one year period under the same conditions by Mr. Starniri. Second by Mr. Klass. Affirmative votes were cast by: Mr. Feinberg, Mr. Klass, Ms. Lilly, Ms. McGinley, Mr. Nixon, Mr. Schug, and Mr. Starniri. A negative vote was cast by Mr. McGowan. Motion carried by a seven to one vote.

#### NEW BUSINESS:

1. Mr. Corriere has received mylars from Mr. Civitella and requested Council to authorize the execution of them. The mylars are for Phase I of the O'Neill development. The mylars have not been executed as the Deed of Transfers have not been recorded. Mr. Minotti responded that the delay has been the exchange of property between the Borough and Mr. O'Neill and the agreements have not yet be signed.
2. Mr. Corriere reminded Council that the fees the Borough would be collecting for the inspection of Wilson Park would be limited to the \$10,000.00 cap. The project cost is \$60,000,000.00. Mr. Corriere felt the cost of the inspections would justify the use of a third party inspector as he and Chief Collins will be on site continuously. The developer would pay the inspection fees directly to the inspectors. Mr. Minotti felt the matter should be worked out in the developer's agreement. Chief Collins felt conflicts might arise by using a third party inspector. The cap on the inspection fees were discussed. Mr. Minotti stated that the Borough must justify for years to come and the costs must continue in order to raise the cap.
3. Ms. Lilly asked Chief Nace if he was aware of high weeds and grass on a property located in the 800 block of S. 23<sup>rd</sup> Street. Chief Nace had not been informed about the problem, but agreed to check into the matter.
4. Ms. Lilly stated that she had requested the Ms. Lohrman check with Mr. Corriere about a list of code violations that had not be taken care of at Bono Pizza. Ms. Lohrman was told by Mr. Corriere that there was not a written list of violations. Ms. Lilly reminded everyone that there were only to be two entrances/exits and there four still remained. Mr. Corriere agreed that wheel stops and a handicapped curb cut had been requested and not installed. Mr. Corriere will speak to Mr. Garofalo again about the work that was not completed.
5. Ms. Lilly inquired about repairs to curbs and gutters on S. 20<sup>th</sup> Street that were a problem. Mr. Corriere will check into the matter.
6. After a short Caucus, Mr. Klass made a Motion to hire James Taylor as a full time Police officer. Second by Ms. Lilly.

#### ORDINANCES:

None

#### RESOLUTIONS:

1. Resolution 1137 – Opposition to State and National Cable Franchising Legislation. Motion by Ms. Lilly. Second by Ms. McGinley.

#### BILLS AND ACCOUNTS:

Bills of \$44,784.26 from June 6, 2006 were ratified for payment and bills of \$144,908.29 were paid on a Motion by Ms. McGinley. Second by Mr. Starniri.

#### ADJOURNMENT:

Mr. Starniri made a Motion to adjourn at 9:18 p.m. Second by Ms. Lilly and Council concurred.

Transcribed from a tape.

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KAREN A. LOHRMAN, BOROUGH SECRETARY