

Borough of Alburdis

Meeting Minutes

April 14, 2021

The April 14, 2021 meeting of Borough Council was called to order by Council President Ron DeIaco at 7:00 p.m. Due to the Coronavirus Pandemic (COVID-19), the meeting was held via video conference. The change in venue was announced on the Borough website and by a posting notice on the Borough Hall doors. The meeting was open to the public where participants could attend the meeting by using an assigned web link and access code.

Council members in attendance:

Ron DeIaco	Steve Hill	Vanessa Taggart	John Aleszczyk
Stephen Kaufman	Kathleen Raines	Hector Vazquez	

Associates of Alburdis in attendance:

Dave Knerr, Solicitor	Kathleen Palmer, Mayor
Sharon Trexler, Borough Manager	

Visitors in attendance:

Steve Nemeth	Michael Wambaugh	Steve Werley
Chad Atkins	Matt Mumma	Tom Moss
Chad Nevel	Luis Alarcon	Gary DeRoner
Mehmet Birtek	Martha	Steve Reichenbach

MAYOR'S REPORT – Mayor Palmer reported that the box approved by Council for the cruiser car was ordered and the cost was \$1,600. Trucks are becoming a big issue again and the Police have been ticketing those who are speeding.

MEETING MINUTES OF MARCH 31, 2021 – Steve Hill made a motion to approve the Minutes of March 31, 2021, Kathleen Raines 2nd and a unanimous vote followed.

BILLS FOR PAYMENT – MARCH 10, 2021 – Vanessa Taggart made a motion to pay the bills of April 14, 2021, Kathleen Raines 2nd and a unanimous vote followed.

TREASURER'S REPORT – Stephen Kaufman noted that we have been holding our own thus far this year, but there are items being requested this evening that will make a difference in the budget and he said now is the time to panic about funds. Hector Vazquez made a motion to approve the Treasurer's Report, Steve Hill 2nd and a unanimous vote followed.

MACUNGIE AMBULANCE REPORT – The monthly report was reviewed. There were 12 calls in the Borough in March.

LOWER MACUNGIE TOWNSHIP FIRE DEPARTMENT – After review, Hector Vazquez made a motion to accept the LMT Fire Department report. The motion was 2nd by Vanessa Taggart and a unanimous vote followed.

ENGINEER'S REPORT – Hector Vazquez made a motion to accept the Engineer's Report, Vanessa Taggart 2nd and a unanimous vote followed.

ADMINISTRATION

Public Comment – Chad Nevel was present along with neighbors, Mehmet Birtek, Luis Alarcon, and Chad Nevel. They all reside by the walking path that is to be placed behind their homes and they were not aware that Lehigh County was not opposed to the walkway being moved. They thought since County was not allowing it to go through the fisherman's lot, it was a done deal. They conference called Sharon and Bob Stiffler from Lehigh County and were told that the new entrance to the park can be moved up twenty yards or so from Scenic View. Mehmet Birtek stated that the poles were placed in the field today and he will be able to see the walking path from his kitchen. This is too close to their homes and they are worried about strangers walking by while their children are out. Mr. Birtek asked that Council kindly reconsider moving the walkway. Ron DeLaco informed them that this walking path would have been on their deed and Matt Mumma stated that the deed description is misleading. This alternate route was already presented to Council by Jaindl Land Development at a previous meeting and Council chose to keep the walkway where it is. John Aleszczyk stated that whether or not the walking path to the park is moved or not, they still may end up with a parking lot behind their homes when that area is developed. Dave Knerr added that if Council would choose not to rezone, Jaindl Land Company may be able to make the argument that L-1 Light Industrial would not work in this area. Chad Nevel asked if a fence could be placed in the swale behind their properties and was told a fence cannot go in the swale, but the property owners can put a fence on their property. Steve Hill does not care where the path goes at this point but does not want to incur any more costs and Kathy Palmer stated that Dave Jaindl said he would incur the costs. Ron asked Sharon to see if Jaindl Land Development would delay the construction of the walkway so that several Council members can go to the site to see it.

Zoning – In-Law Suites – Dave Knerr reviewed a draft zoning amendment regarding in-law suites. Currently, they are not allowed in the Borough and several property owners have gone to the Zoning Hearing Board to apply for a variance. Hector Vazquez is not in favor of this amendment and told Council that they had a problem in Emmaus and these properties usually end up being rented. Vanessa Taggart believes the administration of keeping track of this could end up being a nightmare. Steve Hill believes this is a lot of work for a couple of homes and John Aleszczyk said he agrees with Hector and feels that we spent enough money on this and would only incur more costs if this moves forward. Dave Knerr believes if this is how Council feels that if residents apply for a variance, the Zoning Hearing Board should have the residents explain what hardship would be caused if they cannot have an in-law suite. Council will instruct Sharon to testify at a Zoning Hearing to inform them that Council does not want in-law suites in the Borough.

C-1 District Parking – The Highway Committee met last week and reviewed the parking requirements in the C-1 Commercial District. John Aleszczyk said they decided to only require one spot for every five employees and one spot for every ten seats. Stephen Kaufman expressed a concern about not having enough parking and Steve Hill replied that we will not retain businesses if we do not ease up on the restrictions. Macungie Borough has businesses along Rt. 100 that have no parking and there is not issue. Comparisons were also made to businesses in Allentown and other municipalities. Hector Vazquez agreed and noted that it is a public street and parking is on a first come first serve basis. Dave Knerr will prepare a draft Ordinance and if Council agrees to it, it will move on to Planning.

PA Small Water & Sewer Grant – The bids have been received and Entech Engineering recommends to Council to accept the bid from Standard Pipe Services, LLC. This is higher than the grant amount received and after review, Hector Vazquez made a motion to accept the bid and directs the engineer to only have the cleaning and televising work done until the results of these are obtained and we have further discussion. The motion was 2nd by Stephen Kaufman and a unanimous vote followed.

Spring Creek Lot 9 & 10 – Zoning – An Intermunicipal Agreement was reviewed to have one company perform all of the zoning for the warehouse and Steve Hill made a motion to direct the solicitor to prepare an Ordinance, Vanessa Taggart 2nd, Hector was opposed, and the balance were ayes.

Park and Recreation –

- . Swing – Sharon received an email stating that the swing that was ordered is not available from the manufacturer. They do have a similar one with a tire instead of a bird's nest seat. Kathleen Raines said this is fine if it is the only one available.
- . Baseball Field – Donnie Derr gave a price of \$460 to purchase 20 ft. poles, cables, wires, and misc. parts for the baseball field. This does not include netting costs because Manny Rodrigues of the AACC said they would have the netting donated. Council wants to know who would be responsible if the netting is torn. Kathleen Raines thought Manny would be present at the meeting tonight and maybe he can come to the next meeting. John Aleszczyk stated that he was at five different fields and watched five games and no balls went behind the backstop. Kathleen Raines made a motion to purchase the hardware, there was no second and Ron Delaco said this would be tabled for now.
- . Hockey Court – Donnie Derr gave a quote of \$500 to repaint the hockey court. Kathleen Raines does not think \$325 of this quote is enough to purchase the paint. Sharon said they have some paint left over and Donnie believes it will be enough. Hector Vazquez would like to see quotes itemized from now on, not just a total cost. Steve Hill said if the court is that bad, it should be painted sooner than later. Kathleen Raines made a motion to paint the hockey court, Hector Vazquez 2nd, John Aleszczyk was opposed, and the balance were ayes.

Lockridge Historical Church – Donnie Derr gave a cost of \$4,800 to rent a lift high enough to paint the Church. This would be for one month. Hector Vazquez made a motion to proceed with painting the Church, Kathleen Raines 2nd and a unanimous vote followed.

Maintenance Report – Water Locator – Additional quotes have not been received. This will again be tabled. Vanessa stated that three quotes should be obtained prior to being brought to Council.

MRM Dividends – The Borough received a check for \$8,396 for dividends from MRM Municipal Trust Worker's Compensation.

Sewer Basket System – Council directed Sharon to put the sewer basket system out to bid.

A motion to adjourn at 8:46 p.m. was made by Kathleen Raines, 2nd by Vanessa Taggart and a unanimous vote followed. Meeting minutes were taken and submitted by Sharon Trexler, Borough Manager.