

**Borough of Alburdis**

Meeting Minutes

October 25, 2023

The October 25, 2023, meeting of Borough Council was called to order by Council President Ron DeIaco at 7:00 p.m. in the Borough Hall, 260 Franklin Street, Alburdis, PA. The meeting was also live streamed on Zoom.

Council members in attendance:

Ron DeIaco                      Steve Hill                      Hector Moss                      John Aleszczyk  
   Chad Atkins                      Mehmet Birtek                      Ashlynn Rivera

Associates of Alburdis in attendance:

Dave Knerr, Solicitor                      Stephen Nemeth, Borough Manager                      Kathleen Palmer, Mayor

Visitors on Zoom:     Brooke, Tom

PUBLIC COMMENT – No Public Comment; Mehmet Birtek mentioned that last meeting he joined online. The sound was horrible. Could hear some but not others. Whenever we have a meeting, we need to make sure our system is capable of covering the meeting. Understands that we need to be in person, but he could only hear about 60- 70% of what was said. If somebody is watching online, they should be able to hear every word that is said. Ron asked if we knew what caused that. Stephen Nemeth mentioned that we did not take our audio equipment for the meeting. Only have one microphone which is attached to our projector. Dave Knerr asked Mehmet how the audio is when we hold our meetings here. Mehmet said very good. (Brooke posted via chat that the sound was bad now also.) Stephen Nemeth mentioned that he will investigate other microphone options going forward.

MAYOR’S REPORT – Mentioned no report, but that we will not have a police car in the parade this year. 902 is getting fixed and currently noticed that the unmarked is leaking liquids now also. We cannot continue to wait til something happens to these vehicles before we act on replacing them. Why are we waiting 7-10 years to replace the vehicles. John Aleszczyk mentioned that he agrees but they wanted an extra person over a vehicle. Mehmet said when it comes to police cars, we should have a maximum lifespan on replacement. Kathy mentioned we need a policy in place for replacing them. John mentioned that remember that for the budget. We can’t cut that out of the budget.

APPROVAL OF MEETING MINUTES OF October 11th, 2023 – Steve Hill made a motion to approve the Minutes of October 11, 2023, Hector Moss 2<sup>nd</sup>, and a unanimous vote followed. Motion passes 7-0

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk- yay	Atkins- yay	Birtek- yay	Rivera- yay
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BILLS FOR PAYMENT – October 25th, 2023 – John Aleszczyk asked about bill EFT- cardmember services police classes, and bill number 23901 MP Uniform. Stephen Nemeth mentioned that the card member services is the credit card payment that included multiple items such as police classes, office supplies and many other items. Stephen Nemeth also mentioned that MP uniform cost covered pants for a fulltime officer that didn’t receive his full allotment when he became a fulltime officer. John Aleszczyk asked about bill 23912 Wescosville voluntary fireman’s; why are we paying Wescosville instead of Lower Macungie. Stephen Nemeth mentioned that Wescosville is the location of the volunteer fireman’s association. Chad Atkins made a motion to pay the bills of October 25, 2023, Ashlynn Rivera 2<sup>nd</sup>, and followed by a nonunanimous vote followed, concluding with a 6-1 vote in favor of the motion. John mentioned that he is opposed due to the engineering fees.

<u>Delaco- yay</u>	<u>Hill- yay</u>	<u>Moss-yay</u>	<u>Aleszczyk- nay</u>	<u>Atkins- yay</u>	<u>Birtek- yay</u>	<u>Rivera- yay</u>
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FISCAL CONSULTANT’S REPORT – John Aleszczyk mentioned that where it mentioned the cash balance; the general fund is like a checking account. What we really need to look at is the water fund and the sewer fund. The general fund went down about 620,000. The other funds should remain about the same. The general fund contains the highway, police, and engineering. Hector Moss asked if we know why the real estate taxes are 54000 less than last year. John believes the market plays a role in that. Stephen Nemeth mentioned that a lot of our properties are being turned into rentals and aren’t being sold as often. John asked when people move out of rentals how do we know it gets inspected. Stephen mentioned that we get a notification from Barry Isett. Hector Moss made a motion to approve the Fiscal Consultants report, Chad Atkins 2nd, and a unanimous vote followed. Motion passes 7-0

<u>Delaco- yay</u>	<u>Hill- yay</u>	<u>Moss-yay</u>	<u>Aleszczyk- yay</u>	<u>Atkins- yay</u>	<u>Birtek- yay</u>	<u>Rivera- yay</u>
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Macungie Ambulance Report. – Ron DeIaco mentioned that we had about 9 ambulance calls this past month. The rest of the report is just informational.

Barry Isett & Associates, Inc.– Steve Hill mentioned that with their rates going up we should adjust ours also. Stephen Nemeth agreed and would like to adjust the fee schedule.

MRM Trust Dividend received – Stephen Nemeth mentioned that this is just informational letting everyone know that we received our dividend check.

Lower Macungie notice of 45-day public comment period of Official Map and Zoning Ordinance-

Official Map-Stephen Nemeth mentioned that this is just informational also. John Aleszczyk asked about the project going in on Congdon and Spring Creek. Stephen Nemeth mentioned that the warehouse going in was approved in the fall of 2022. The additional work is creating different access points to the LMT waste facility. Hector Moss mentioned that he thought houses were going in at that lot. Stephen Nemeth mentioned that the houses are going in on Mertztown Road. Mehmet Birtek mentioned that he read that Susan Wild secured about 2.1 million for infrastructure for the Lehigh valley. Stephen Nemeth mentioned that is true but most of that is scheduled to go to the i78, route 22, and route 309 projects.

Zoning Ordinance in relation to structures in floodplain- Mehmet Birtek asked when they do this are they supposed to mitigate water flow to neighboring municipalities. Dave Knerr said yes, they have an obligation to prevent water issues, can only disturb so much according to the southwest comp agreement, individual landowner cannot over burden neighbor either. Mehmet said he still doesn’t know when they will build a warehouse, where does the water goes. Dave Knerr mentioned that it is not just the volume of the water it is the rate of the water flow. Steve Hill mentioned it used to not be like this where you would get notifications about neighboring municipalities development projects. This has come a long way, thanks to Southwest Comp.

Lehigh Valley Planning Commission project review– Stephen Nemeth mentioned that this is just letting everyone know that if you want to log in to the meeting to participate in the LVPC project review you can.

Ron DeIaco asked if anybody had any additional items to discuss. John Aleszczyk asked about the house that was hit by a car. Steve Nemeth mentioned that the violations will be coming from our code inspector at Barry Isett.

John asked if we heard any follow up from the conditional use property, Steve mentioned that we have not heard from him since.

John also mentioned that 440 chestnut circle west really needs to be addressed, it's been a year, the guy keeps bottoming out. Should never have touched his driveway. Stephen Nemeth mentioned that he is trying to get a resolution from Mike Preston but has not received one yet. Also, still waiting on Mike Preston to respond to Dave Knerr's inquiry. John mentioned that they had an engineer on site for the project when it was installed. Every time he looks at it, we keep getting billed. Ron mentioned that Stephen Nemeth will call Mike Preston asking for a timeline on when this will be addressed. John mentioned that he doesn't want the driveway to be billable.

Dave Knerr mentioned when it comes to Barry Isett fees; we need to evaluate whatever fees that we want to raise them to add to the end of year fee schedule ordinance.

Kathy Palmer mentioned that, if we have this much of an issue with our engineers, then everybody starts looking and getting names of other engineers to meet with. John mentioned that we should re-evaluate our engineers. Hector Moss mentioned that perhaps we just have a sit down with them and discuss our expectations.

A motion to adjourn at 7:40 p.m. was made by Mehmet Birtek, 2<sup>nd</sup> by Ashlynn Rivera and a unanimous vote followed.

Meeting minutes were taken and submitted by.

A handwritten signature in black ink, appearing to read 'S. Nemeth', is written over a horizontal line.

Stephen Nemeth, Borough Manager.