

Borough of Alburdis
Meeting Minutes
September 27, 2023

The September 27, 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 Hector Moss Chad Atkins John Aleszczyk Ashlynn Rivera Mehmet Birtek

Associates of Alburdis in attendance:

Dave Knerr, Solicitor Stephen Nemeth, Borough Manager Kathleen Palmer, Mayor
Tony Alsleben, Police Chief East Penn Press Assistant DA Gavin Hollihan

Visitors in attendance: Steve Werley, Mark Leuthe, Kevin Fogerty, Sean Wursta, Susan Hereck

Visitors on Zoom: Brooke

PUBLIC COMMENT – No Public Comment

MAYOR’S REPORT – No Report; Kathy Palmer introduced Assistant District Attorney Gavin Hollihan. Gavin Hollihan mentioned that he will be running unopposed in the upcoming election to become the new District Attorney following the retirement of Jim Martin. Mehmet Birtek mentioned that he sees use of drugs and violence in Allentown, scared that would venture to Alburdis. What is vision to prevent that? Gavin responded 1. Guns aren’t going away, and guns aren’t going to be restrictive. The real focus isn’t on guns. The 2nd part would be to keep the guns out of the hands of people that shouldn’t have them. Marijuana most states are legalizing and doesn’t see much changing in that. Chief Tony Alsleben mentioned that he is here obviously to support Gavin. I have been able to speak for him 23 years and I’ve known him both in my previous employer and even now. Gavin is very well versed and well-rounded expertise.

MEETING MINUTES OF September 13th, 2023 – Chad Atkins made a motion to approve the Minutes of September 13th, 2023, Hector Moss 2nd, and a unanimous vote followed. Motion passes 6-0

DeIaco- yay	Moss - yay	Birtek-yay	Aleszczyk-yay	Atkins- yay	Rivera- yay
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BILLS FOR PAYMENT – September 27th, 2023 – John Aleszczyk questioned item 23832- Police Equipment Reimbursement for 665.89. John questioned why the borough card wasn’t used to purchase large quantity of uniform shirts. Was mentioned that one officer had a large amount of uniform allowance remaining and the full timers decided to just make one purchase. Dave Knerr mentioned that it is not allowable for officers to purchase uniforms items for other officers and get reimbursed. Council requested this item not be paid at this time.

Hector Moss made a motion to pay the bills of September 27, 2023, Mehmet Birtek 2nd, and followed by a nonunanimous vote followed, concluding with a 5-1 vote in favor of the motion. John mentioned that he is opposed due to the engineering fees.

DeIaco- yay	Moss- yay	Birtek-yay	Aleszczyk-nay	Atkins- yay	Rivera- yay
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FISCAL CONSULTANT’S REPORT – Hector Moss made a motion to approve the Fiscal Consultants report, Mehmet Birtek 2nd, and a unanimous vote followed. Motion passes 6-0

DeIaco- yay	Moss- yay	Birtek-yay	Aleszczyk-yay	Atkins- yay	Rivera- yay
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John Aleszczyk asked if everyone had a chance to review the report. Mentioned that our general fund is down like 180,000 this year. Ron mentioned that it's true, but we are still waiting on the reimbursements, that's the point. John mentioned that the cash value has gone down, and the fiscal consultant's report says for the last 5 years we have been trending down 145,000, that's just off his numbers. Ron mentioned that we are getting a lot done. John says he gets that but just questions what the money is spent on like chestnut circle.

Conditional Use Hearing – 121 S. Main Street – 410 Enterprises, LLC- Attorney Kevin Fogerty representing Sean Wursta of 410 Enterprises LLC mentioned that it was determined that they did not have sufficient parking needed to proceed with the conditional use hearing tonight since it was originally proposed as a 5 unit residential, and plans are designed for a 6 unit residential. Kevin Fogerty asked for a continuance on tonight's hearing, until they resubmit. Continuance was granted.

Bicentennial Village Bid Awarding. – John Aleszczyk asked Mike Preston, on the bid sheet you broke down the project. This assumes it's going to cost 145,000 in engineering 105. Mike mentioned the 10% is the maximum allowed in the grant reimbursement. John mentioned then your estimate I guess for next year you have 180,000; then you said minus 10% for engineering. Where is the 127,000 already spent. That's already used up 127,000 of the 145,000. Mike mentioned that this was the projection that was requested at the last meeting of what it would cost to finish the project. When Jeff and I sat down to discuss the budget the total engineering cost to do the project was 320,000. Mike said this is 320,000 to do the project. John stated historically projects have run 50%-60% of the project cost for engineering, why would it significantly drop. Examples chestnut circle and franklin St. Mike mentioned that in most of those projects the construction costs impacted the engineering costs. Mike said his goal was to get everyone the future forecast of the remaining engineering needed to complete the project. Mike still recommended the base bid for the project; Hector mentioned that we already spent 140,000 and we have 180,000 to spend on the remaining project.

John mentioned that we held that meeting with the residents back in April or May, stated that we would keep them informed. John asked when the last meeting with the residents was. Stephen Nemeth mentioned after we approved going out to bid, the project schedule which detailed important dates was sent by mail to the residents. John wants to know how you can make a decision without talking to the residents, Hector said at the last meeting there were residents that mentioned that they would mind chipping in to pay for the project. Was wondering if it would be a good idea to have another meeting with the residents and see if they still will. Ron mentioned that the later we award this the slimmer the contractors are still available. These contractors are filling out their schedule for next year. John mentioned look at the budget this is going to be way over budget, when playing with the numbers I got 300,000 over budget in the general. We originally had 100,000 in for engineering, we are now looking at 180,000. Ron asked do we wanted to do the project or not. John stated wanting to do the project and affording to do the project are two different things. Hector mentioned that we want to hold another meeting to inform the residents of where we are on the project. David Knerr mentioned that you need to keep in mind when you are paying for a project, it's easy to say we are going to do and it's one thing to say will you contribute. If one person that has something ok that isn't a problem claims to not want to pay and another asks why he doesn't have to pay, then you have a problem. John stated his main issue is that nobody knows what's going on with the project. Ron mentioned that we haven't had any news since the bids came out. Hector mentioned that we did promise to keep the residents informed, Mehmet thinks the residents should know that a vote is taking place which could impact the property. Ron mentioned that if we tell a resident they a to fix the curb and sidewalk and they cannot afford it we have to place a line on the property and we may never get that money back. Hector agrees, but from the project moving forward we need to do a better job at enforcement. John mentioned when we did 3rd street we did some sidewalks and others had to be paid for by those residents. Steve Nemeth mentioned that he believes that was a Community Block Grant different definition of scope to complete the project. John mentioned that if you replace these sidewalks, we will begin enforcement. Mehmet said do we want to vote on this tonight or move it to another night after discussion with residents. Steve mentioned we need two weeks to advertise. Mehmet asked do we knew anything about these contractors. Mike mentioned a requirement was they needed to be prequalified and all the members on the list

wouldn't have an issue with either of them. Chad mentioned if we can't afford, it we can't afford it, doesn't want to raise taxes to do other peoples driveways. The council requested setting up another meeting with the residents prior to awarding the bid. It was determined to hold this meeting at coincide with the next council meeting on October 11th at the Alburdis Area Community center. Motion on this item was tabled until the next meeting.

MS4 – Annual Report- Stephen Nemeth mentioned that this is mostly just informational, letting everyone know that the annual report was completed and submitted to DEP.

MMO- Pension Minimum Municipal Obligation for 2024- Dave Knerr mentioned that the expected budget for next year should be around 17,000 for police and 21,000 for nonuniform pension. When first changed this a few years ago, you needed to put in a year of service to become eligible for pension. When hired in the middle of the year like Steve was you don't start to receive contribution until year two. Would need to change the ordinance again in order to change the eligibility. One thing you can do is once you have a calendar year in which the entire calendar year is covered, or you can say they are in from day one. When do they come into the plan and when do they begin to contribute. Hector Moss made the motion to redo the ordinance making full-time employees eligible to join and receive contribution to pension on first year anniversary. Motion was 2nd by Mehmet Birtek and a unanimous vote followed. Motion passes 6-0

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Rivera- yay
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2023 Pension State Aid- Hector Moss made a motion to approve the Pension State Aid allocation, Chad Atkins 2nd, and a unanimous vote followed. Motion passes 6-0

DeIaco- yay	Moss - yay	Birtek-yay	Aleszczyk-yay	Atkins- yay	Rivera- yay
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Liquid Fuels – Estimated Allocation for 2024- Stephen Nemeth mentioned that this is just informational, letting everyone know that the allocation for next year is estimated at 65,803.99. John Aleszczyk asked what liquid fuels can be used for. Stephen Nemeth mentioned that it can be used as the boroughs match in certain state grants.

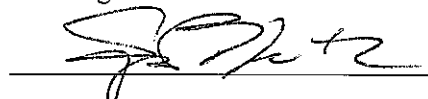
Fire Relief – Act 205 allocation - \$14,967.84- Stephen Nemeth mentioned that this is just informational, letting everyone know that the allocation for next year is estimated at \$14,967.84.

Emmaus Borough notice of 45- day public comment period-Stephen Nemeth mentioned that this is just informational, letting everyone know that they can comment on these four items: Official Map, SALDO, Zoning Ordinance, and Zoning Map. No further comment was made.

Ron DeIaco mentioned that we would be going into an executive session for litigation matters, with no intention of voting after.

A motion to adjourn at 8:35 p.m. was made by Chad Atkins, 2nd by Ashlynn Rivera and a unanimous vote followed.

Meeting minutes were taken and submitted by.



Stephen Nemeth, Borough Manager.