

**KULPMONT BOROUGH
MUNICIPAL COMPLEX MEETING
Followed by
REGULAR MEETING
AUGUST 5, 2014**

Opening Prayer by Councilman Stephen Motyka
The Pledge of Allegiance to the Flag by the body present. Kulpmont Borough Council held its regular monthly meeting Tuesday August 5, 2014.

Roll call was taken and the following members were present: Mayor Novakoski, Nicholas Bozza, Clarence H. Deitrick, Stephanie Niglio, Philip Scicchitano, Bruno R. Varano, Joseph A. Winhofer and Stephen Motyka.

APPOINTED POSITIONS- Treasurer Paul A. Niglio, Jr. and Solicitor William C. Cole

PRESENT - Code Official Russ Moroz, Borough Supervisor Bruce Graff, Police Chief Michael Pitcavage, Police Officer Patrick McAndrew, Borough Secretary Rhonda Wilk and Fire Chief Jeff Gilotti.

OTHERS PRESENT- Sylvia Eister, Wanda Dallazia, William J. Stellar, Manny Giorgini, Nathan Kort, Bob Whispell Sr., Ann M. Lazarski, Myron Turlis, Dot Morata, Larry Morata, Norma Zlocki, Frank Bergonia, Elizabeth Madara, Margaret L. Crowles, Dolores Wojtkelering, Eugene Blasen, Robert Hunter, Robert York, Robert Colahan, Robert Slaby, Ed Stellar, Rita Austic Lenza, Ray Lenza, William Schoppy, Alexandra Forbes, Kathy Taylor, Bob Taylor, Karen Thress, Judy Schoppy, Tony Varano, Jean Pitt, Robert A. Schoppy Sr., Walt Lutz, Marsha Matzura, Dennis Zarick, James Cipriani, Joe Pancerella, Bob Chesney, Francis Rabuck, Herb Zensen, Ed Wojick, Jerry Santell, Dennis Klock, Mike Benedett, Robert Kaminsky, Stephen Niglio, Jill Allen, Steve Bielskie.

****TAPE MALFUNCTION****

President Bruno R. Varano thanks all of the citizens for coming out this evening and asks for all comments or questions to be held and states that citizens will have an opportunity to comment and ask questions.

Mr. Varano then read a statement in an attempt to ease the taxpayer's minds and states that there are many rumors going around and that there needs to be a future tax increase for the building and states that the three mill tax increase we voted on in January will help to pay for the building's construction costs.

Mr. Motyka and Mr. Begis from KPI Engineering presented a history of the project and showed the different site plans that were considered. Mr. Motyka revealed the new site plan and talked about the several alternatives that were looked at. Mr. Motyka discussed

the new site plan which will save us money by moving the building next to the garage and stated it eliminated the need for two separate utility hookups.

Mr. Motyka states that the current cost estimates indicate the borough may be able to build the complex for around \$1 million. Mr. Motyka states that with the new complex, we could be eligible for energy grants and recreation opportunities.

Mr. Motyka spoke on the design and cost on the proposed Municipal Complex. Mr. Motyka states that the proposed Municipal Complex Location extends from the 600 block of Oak Street to the 800 block of Oak and is approximately 1.5 Borough Blocks in length and it was given to the Borough by Susquehanna Coal Co.

Mr. Motyka stated that approximately 5 years ago the Borough Council started looking into remodeling the Wilson School. He states that the School District wouldn't sign the property over, because of plans for a cyber school and maintenance department.

Mr. Motyka states that around the same time as our request to the school district, Brinjac Engineering provided a study to assess the Wilson School deficiencies.

Mr. Motyka states that land was acquired from Susquehanna Coal Company shortly after the study. Mr. Motyka states that in March of 2012 the Design Build process initiated and interim Financing was secured through Susquehanna Bank and states that the bids were too high so they were rejected.

Mike Begis from KPI Technology, Engineering Services stated that in approximately December of 2011 he first met with Council and the Mayor to discuss square footage, requirements and initial layout. He states that the size was altered for the senior center and the PAL and another layout to eliminate the basement, the cost came back at one million thirty thousand.

Mr. Motyka states that the borough turned to the USDA and at one million thirty thousand dollars looked to cut costs and cut the basement out, moved everything forward to the site work we have today. Mr. Motyka states that in March 2013 the final application was filed with the USDA.

Mr. Motyka states that the citizens demanded a second feasibility study be performed on the Wilson School, Borough Building and a study was completed by Baer Wolfe and Associates.

Mr. Motyka states that the building proposal is not a Cadillac Version as once stated and costs were cut and plans were reworked.

He states that during the USDA process a Historic review, wet land determination, financial review among other things had to be completed.

After having a discussion concerning the Senior Center with the county and learning that they could not guarantee a rent increase or the longevity of the senior center, cost were cut by eliminating the space required for the center and the basement was removed from the plans.

Mr. Motyka states that by moving the plans forward and closer to the road costs were cut for running the water, sewer and underground power lines, which is the floor plan we now have Mike Begis of KPI adds.

Mr. Motyka stated that the current design includes the Police Department, Administration Offices, Code Offices, Mayors Office, Council Chambers, Board Room, Food Pantry and Maintenance Facilities.

Mr. Motyka states that concerning the anticipated project schedule, all changes requested will be provided to the Architect by August 8th and August 11th through August 15th, the Architect will update the drawings as requested to prepare them for the MEP and Structural Engineers.

Mr. Motyka states that then on August 18th, all consulting Engineering will begin completing their drawings and specifications.

Mr. Motyka added that all drawings and specification books will be completed by September 12 and submitted to the USDA and Kulpmont Borough for review, approximately a 2 week process.

Mr. Motyka states that upon approval from the USDA and Kulpmont Borough, we are anticipating that Bidding can begin on October 1st with Bids being due on October 31st. He adds that it will take most of the month of November for review of the bids by Shaffer Design, Kulpmont and USDA along with the completion of all necessary documents and contracts. We are estimating that the construction start time would be about December 1st.

Mr. Motyka states that he has been looking for some grants and opportunities at the New Municipal Complex through DCNR for a recreational trail program, recreation and conservation programs and possibly a playground to be added.

Mr. Motyka states that he has also been in contact with FEMA at the federal level, PEMA at the state level and the County for information on a grant for a generator at the new complex by using the municipal complex as a disaster relief center and our eligibility then for an emergency generator.

Mr. Motyka states that some other grants and ways to cut cost he has been looking into are the alternative fuels incentive grants and the Pennsylvania Development Authority and states that he has been in contact with Penn State Penn Tap and has received some favorable feedback

Mr. Motyka states that he contacted them after spending hours researching possible state and federal grants and that his main focus is to look into solar power that would supply the town's electricity needs with solar power.

Mr. Motyka states that Penn State University contacted him back and states that they are willing to help and through Penn State's internship a grad student could research this.

Mr. Motyka state that he will be forwarding them some information on the electric bills and it may be a couple of weeks until we hear back from them because the fall semester has not started yet.

Mr. Motyka prepared a Utility Breakdown chart to provide some insight to the potential savings from the current compared to the projected future utility costs.

Mr. Motyka prepared and distributed a breakdown of the Kulpmont Borough Utilities; current compared to the projected future and reviewed the breakdown with the borough citizens in attendance.

Mr. Mike Begis from KPI Technologies spoke on the design and county ordinances and on the plan submitted to the county. He explained the process to retain water run off and slow it down to what it was prior to construction.

Mr. Varano states that if anyone would like to comment or ask any questions they may do so at this time.

Mr. Tony Varano of 1101 Chestnut Street asks what the bottom line is and what will the cost be. Mr. Motyka answered that they hope for the cost to come in at 1 million.

A person questioned what the current interest rate is. Mr. Motyka replied that the USDA interest rate is 3.125 and states that if it ends up that the rate is lower at the time, we would get the lower rate.

Mr. Bernie Britt of 930 Spruce Street addressed Mr. Motyka why the taxes to meet the 1.74 mill price tag were not put into escrow and put into the general fund.

Council President Mr. Varano and the Borough Treasurer Paul Niglio state that 3 mills are for the building project and that 1.5 mill to general operating costs.

Mr. Niglio states that he estimates a \$30,000.00 savings. Mr. Niglio states that money spent from the general fund so far was for upfront cost for engineering, permits and so forth, either way we pay it now as we go or later.

Mr. Fantanarossa of 902 Scott Street questions if a cost is known on what it would cost to renovate the existing building.

Mr. Fantanarossa asks about the current location if the building was torn down you still would have a shed and the garage, and if a cost is know on tearing down the existing building.

Council members agreed and replied that the cost to tear down the existing building would cost approximately \$120,000.00 and then you have the same situation with the heat and the gas line is not close to the location.

Mr. Mike Fantanarossa replied that he knows the gas company would work with the municipality.

Mr. Winhofer comments that the cost of \$120,000.00 to raise the building is an additional cost and the lot preparation and construction costs would be the same on the building as on Fir Street as it will be on Spruce Street.

Taxpayers asked why the Council decided to build new and asks what other options were discussed.

Mr. Varano states that we looked at the former Kuzo and Dallazia car lots and the Bressi building in town, along with razing the current build and building there.

Mr. Varano states that as far as the other properties go, the costs to either buy or rent, renovate and the maintenance the properties were just too great to consider.

Alexandra Forbes of 860 Pine Street states that concerning the gas lines, if so many people are interested she feels that they will bring the lines in.

Mr. Chesney of 929 Pine Street states that there has been very little transparency and asks if the other options were in any of the meetings or agendas and states that under Building Report on the agenda it is stated no Report on 80% of the agendas over the last three years.

Mr. Chesney states that he has paperwork with 300 signatures signed over 2 to 3 days and states that it was laughed at. Mr. Chesney states that he is asking council to stop and please put the issue on a ballet for a vote.

Mr. Chesney states that at the last election he did an exit pole and he has the names of everyone who came up and signed it and states that at the July 7th meeting at the Legion there were over 60 people at that meeting.

Reverend Raymond Orloski states that in January of 2013, we were informed that there may be a tax increase in 2014. Reverend Orloski states that today we see that you had to raise taxes to satisfy the government for the loan, he states that "We are your constituents, you work for us!"

Rev. Orloski states that based on the opposition, it is time for the people to be heard and for council to put the proposal to a referendum vote in November.

A wild applause and a chant of "Put it to a vote!" filled the fire company from those in attendance.

Borough solicitor William Cole then commented on the vote talk and stated that the state appellate court has ruled that only certain items can be placed on the ballot and that the construction of a new building is not one of them.

Mr. Chesney commented that yes, they did know that and are aware it cannot be put on a ballot.

Mr. Chesney states this is a million dollar building and he just wants people to look down the street and states that they will see rental, rental unemployed, retired, not working and a few workers here or there. He states that we cannot absorb a million dollar plan.

Mr. Varano replied that it is not just a million dollar building it is a complex and that we are sick of you Mr. Chesney grandstanding.

Mr. Pancerella of Kulpmont Borough presented council with options using existing buildings, including the former Clouser Building on Chestnut Street a former car lot, for which he did not provide the name of the owner or location to public, and the former Sons of Italy Building at Tenth and Polar Streets.

Mr. Pancerella presented drawings to council, demonstrating how the borough's offices will fit in the building and the building and the garage in the lots.

Mr. Pancerella states that in all three properties the owners are ready to sell or lease to the borough.

Mr. Pancerella stated that the Sons of Italy with its kitchen could be renovated to provide a new home for the senior action center and the police Athletic League, two groups that do not have homes in the new complex plans.

Mr. Pancerella states that all three buildings came with a price tag of at least \$300,000.00 and the borough would have to pay all renovation costs or lease for \$1500.00 to \$2500.00 a month.

Mr. Varano commented that finally someone has given some alternatives.

Council questioned what the cost would be to analyze all three buildings with engineers.

Steve Bielskie the boroughs building inspector said a commercial contractor could be called to look over the buildings and give an estimate on renovation.

Mr. Pancerella states that a group from the PAL would be willing to pay to keep the gym open and at this time the county reimburses the Borough \$675.00 per month for the senior center location in the borough building if room could be made to keep the center and the PAL gym.

Council states that there is no guarantee on the county as far as rent for the senior center. Mr. Winhofer states that these are viable options and adds that the cost could be \$15,000.00 to \$20,000.00 for an architect to look at it.

Mr. Winhofer states that any building that would be considered would still have to meet code and L&I.

Mrs. Niglio states that the amount of money that will need to be spent for the estimate will have to be incurred by the Borough.

Mr. Walt Lutz of 860 Oak Street Kulpmont states that the alternatives should be explored; Mr. Lutz states that he submitted a right to know request and states let's talk about the site and states that the property cost the borough \$1.00 and that is what it is worth.

Mr. Lutz stated that concerning the tax raise for debt, not this issue and states that he sent a letter into the Attorney General.

Mr. Lutz commented that \$170,000.00 has already been spent. Mr. Lutz states that signing to raise taxes for Debt Service was Mr. Bruno Varano, and a statement in the application was that the residents are in favor of building this new building.

Mr. Lutz urged the citizens that whenever they are against an issue to speak up and very, very loudly.

Rev. Raymond Orloski of 1323 Chestnut Street commented that if you ask the right questions you may get the right answer. Rev. Raymond Orloski states that you elected officials work for us and states that council is arrogant.

Rev. Raymond Orloski adds that we are your constituents and states that council should look at other options. He stated that his general impression of council is this, to let them shoot off their mouths and we don't care what they say.

Michelle Shimko of 1407 Poplar Street states that the senior citizens are on a fixed income and that many properties are rentals or HUD approved properties and questioned that concerning taxes there are 22 HUD approved houses and asks who is going to pay for it.

Michelle Shimko states that the only worry is the food pantry and we don't even need one. She states that a football and baseball field you want to build at the Ramp Field and then expect them to pay more taxes on hard earned money.

Michelle Shimko states that concerning the Ramp Field there is no need for a second field or playground.

Mr. Chesney 929 Pine Street stated that the bottom line is that we could tear down this building and states that this is the best site. He states that we have the garage and salt shed and could build another garage.

Mr. Chesney states that he understands that the plow trucks have to be ready and housed and states that the cost is inflated; a pole barn could be used.

Tony Varano of 1101 Chestnut Street questions if Council looked into Industrial Prefab Buildings.

Mr. Varano replied that the savings would not be so great and that there are other considerations. The Building would have to be compliant with sprinkler system etc...

Mr. Tony Varano replied that Mount Carmel Township is working out of a double wide.

Ed Begis 525 Pine Street states that there are 1600 taxable properties and out of that there are 300 delinquent. He states that the majority of them are senior citizens and that the tax base is going down.

The Borough Treasurer, Paul Niglio states that is not necessarily true and states that we have an old community and many houses have not been sold and states that the tax base will increase when a home is re-sold and re-assessed.

Sandy Forbes of Pine Street in Kulpmont questions as far as the garage goes why it cannot be kept in all one area.

A discussion took place on the costs and estimates on what it would take to purchase another building at another location and alter the building to the borough's needs and to meet all codes. It was discussed that an estimate could not be given based on a sketch.

Mr. Lutz states that T. Ross or Zartman Construction are experienced and could have architects draw this stuff up, PPL engineers will look at them and make energy efficient.

Mr. Bruno Varano states that it still will cost approximately \$120,000.00 to take down the current building and we do not own it. He states to purchase a property it would still have to be renovated at a high cost.

MOTION- Mr. Winhofer makes the motion to recess and reconvene at city hall and was seconded by Mr. Bozza

Mr. Bozza rescinded his second.

PRESIDENT REPORT (Bruno R. Varano)

No Report

MAYORS REPORT (Bernard P. Novakoski)

Mayor Novakoski states that he requested a survey concerning Jake Brakes from Mount Carmel to Kulpmont.

Mayor Novakoski states that he will need Council to authorize the purchase of taser cartridges for the police department at a cost of approximately \$300.00.

MOTION- To purchase cartridges for tasers not to exceed \$400.00 by Mr. Deitrick and seconded by Mr. Bozza.

ROLL CALL VOTE- BOZZA (yes), DEITRICK (yes), MOTYKA (yes), NIGLIO (yes), SCICCHITANO (yes), VARANO (yes), WINHOFER (yes)
7 YEAS – 0 NAYS

SECRETARY REPORT (Rhonda Wilk)

Rhonda Wilk states that approval is needed from the July 8th 2014 monthly meeting minutes.

MOTION- To approve the meeting minutes from the July 8, 2014 regular monthly meeting by Mr. Deitrick and seconded by Mr. Bozza.

VOICE VOTE-

Unanimous

Under correspondence a letter was received from the Knights of Columbus concerning the Wine Fest set for October 11, 2014 and from the Kulpmont Fire Department for the Golf Tournament Hole Sponsorship.

MOTION- To sponsor a hole for the Fire Co. golf tournament at \$100.00 by Mr. Winhofer and seconded by Mr. Motyka.

ROLL CALL VOTE- BOZZA (yes), DEITRICK (yes), MOTYKA (yes), NIGLIO (yes), SCICCHITANO (yes), VARANO (yes), WINHOFER (yes)
7 YEAS – 0 NAYS

MOTION- To Close the street for the wine fest and allow use of the Rampfield by Mr. Bozza and seconded by Mr. Winhofer.

ROLL CALL VOTE- BOZZA (yes), DEITRICK (yes), MOTYKA (yes), NIGLIO (no), SCICCHITANO (yes), VARANO (yes), WINHOFER (yes)
6 YEAS – 1 NAYS

TREASURERS REPORT (Paul A. Niglio, Jr.)

Mr. Niglio states that approval is needed to accept the financial statement and to pay the bills.

MOTION – To pay the bills and accept the financial statement by Mr. Deitrick and seconded by Mr. Motyka.

ROLL CALL VOTE- BOZZA (yes), DEITRICK (yes), MOTYKA (yes), NIGLIO (yes), SCICCHITANO (yes), VARANO (yes), WINHOFER (yes)
7 YEAS – 0 NAYS

SOLICITORS REPORT (William C. Cole)

The Solicitor, William C. Cole states that the oversized vehicle ordinance will be tabled at this time.

POLICE REPORT (Chief Michael Pitcavage)

Police Report attachment #2

Chief Pitcavage states that the magistrate fines will be on next months report.

Mr. Deitrick states that he would like to add that the police department recently did a walk throughout the Borough and states that it was much appreciated by the residents and he has had some positive feedback on the department's effort.

Mrs. Niglio questioned if we bring in the new officers at a meeting to introduce them. Council Members stated that is not done and hasn't been done since when we went to part time.

FIRE CHIEF REPORT (Jeffrey Gilotti)

Fire Chief Report attachment #3

EMERGENCY MANAGEMENT (Kevin O'Hearn)

No Report

BUILDING INSPECTORS REPORT (Stephen G. Bielskie, Sr.)

No Report

CODE/HEALTH ENFORCEMENT OFFICERS REPORT (Russ Moroz)

Code Officials report attachment #4

Russ Moroz states that he was notified by DEP that the mill owner's contacted a contractor to do asbestos abatement. He states that the area will be blocked off and taken out through the back of the area. Mr. Moroz states that this will be a temporary blockage possibly for two months and that the alley could be blocked for a long time.

Mr. Moroz stated that Mr. Valeiko will be back into court and has twenty days to come up with a plan and will continue to be fined daily.

PERSONNEL COMMITTEE (Philip Scicchitano)

No Report

SERVICE AND FACILITIES COMMITTEE (Nicholas Bozza)

Mr. Bozza states that on 14th and Oak Street two inlets have completely deteriorated and have to be replaced. Mr. Bozza states that the alley has to be done before they come in to pave the alley.

Mr. Bozza states that he received quotes from Sikora Brothers Inc. for \$14,000.00, Crawford Inc. \$12,380.00 and from Smith Burial Vault \$12,050.00.

Mr. Bozza announced that the borough will hold a food surplus on August 21, 2014 in the Borough garage and residents enrolled in the program are reminded to bring their bags between 8:00 AM and 12 Noon.

MOTION- To accept the Quote from Smith Burial Vault for the work on the streets at a cost of \$12,050.00 by Mr. Bozza and seconded by Mr. Scicchitano.

ROLL CALL VOTE- BOZZA (yes), DEITRICK (yes), MOTYKA (no), NIGLIO (no), SCICCHITANO (yes), VARANO (yes), WINHOFER (yes)
5YEAS – 2 NAYS

Mr. Motyka states that he feels the quotes should be more detailed so a better comparison could be made.

CODE/HEALTH/SAFETY (Philip Scicchitano)

No Report

FINANCE COMMITTEE (Stephen Motyka)

No Report

ORDINANCE COMMITTEE (Stephanie Niglio)

No Report

GRANTS AND RECREATION (Clarence H. Deitrick)

Mr. Deitrick states that the application will be completed for the recycling grant for a new dump truck, educational materials and recycle bins, this grant will be awarded early next year in 2015. Mr. Deitrick states that he and Rhonda met with Joe Delgrippe from DEP on this grant.

BUILDING COMMITTEE (Stephen Motyka)

Mr. Motyka discussed a letter from Penn State in a response to him on solar energy.

Mr. Motyka states that Penn State is willing to do a study for energy and solar in the Borough which could be a benefit to the whole borough.

MOTION- Mr. Deitrick makes the motion and was seconded by Mr. Scicchitano to agree for Penn State to conduct a study on energy and solar for the borough.

VOICE VOTE-

Unanimous

SENIOR EXECUTIVE COMMITTEE (Winhofer, Varano and Deitrick)

No Report

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

Mrs. Niglio states that she would like the minutes to reflect that Mr. Pancarella is the only landlord here tonight at this meeting.

OPPORTUNITY FOR CITIZENS TO BE HEARD

Beverly Fallet of 845 Pine Street states that a neighbor does not keep the dogs in their yard and that one of the dogs keeps going in Annie Bartko's yard and that the dog is chained after it ate a sock and went diarrhea in Annie Bartko's yard.

Beverly Fallet states that the last two times the puppy was on a leash but when it is not it runs out onto the street.

Beverly Fallet states that the truck is parked in the middle of the street and parked on the sidewalk and states that ordinances need to be enforced.

Beverly Fallet also commented on the sidewalk signs and states that cars go by people in the crosswalks.

Chief Pitcavage asks for her to call the police when an incident is happening. Beverly Fallet states that she is afraid for them to know that she called. Mrs. Niglio directed Beverly Fallet to call her then when an incident happens and she will call the police.

A discussion took place on a company coming through town with a wide load and having to move pedestrian signs and states that the borough should be notified and the signs placed back when they are done coming through town.

It was discussed that it is unknown when these signs are moved where they are to be properly placed which is a problem.

Mr. Bozza states that he will have the location marked with an X.

A discussion took place on the regulations in placing the signs. Mr. Deitrick states that the borough must go by specs when placing them.

Mrs. Niglio made the statement that when mass tickets are given then they will start to stop.

The Mayor adds that concerning the pedestrian crossing, we have got to enforce it.

THE MEETING WAS ADJOURNED AT THE CALL OF THE CHAIR

RHONDA WILK
SECRETARY

