

KULPMONT BOROUGH  
REGULAR MEETING  
FEBRUARY 11, 2014

Opening Prayer by Councilman Clarence H. Deitrick  
The Pledge of Allegiance to the Flag by body present. Kulpmont Borough Council held its regular monthly meeting Tuesday February 11, 2014.

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

**APPOINTED POSITIONS:** Borough Solicitor William C. Cole, Treasurer Paul A. Niglio, Jr., and Fire Chief Jeff Gilotti.

**PRESENT:** Code Official Russ Moroz, Borough Secretary Rhonda Wilk, Borough Supervisor Bruce Graff and Chief of Police Michael Pitcavage.

**OTHERS PRESENT:** Steve Matzura, Ronda Pollack, Marsha Matzura, Joseph Meyer, Bob Chesney, Robert Michalkovich, Frank Bergonia, Joe Pancerella, Sandra Krebs, Mike Pit, Christian Perles, Joe Politza, Bill Maher and Adolf Blugis.

**ABSENT:** None

**OPPORTUNITY FOR CITIZENS TO SPEAK ON ANYTHING THAT IS ON THE AGENDA:**

No one spoke

**PRESIDENTS REPORT:** (Bruno R. Varano)

Mr. Varano states that Coal Township Commissioners are holding a meeting with DCED to discuss the initial steps involved in doing a police regionalization study and they invited us to participate in the study and states that the meeting is scheduled for Wednesday February 19<sup>th</sup> at 1:30 at the Coal Township Municipal Building.

**MAYORS REPORT** (Bernard P. Novakoski)

The Mayor states that we have a disarray of badges for the fire police and are in need of some for the fire police.

Mayor Novakoski states they cost approximately \$40.00 per badge and states that he needs at least 10 of them.

Mr. Deitrick question if they can be purchased from the fire mans relief.

Mr. Gilotti states they cannot be purchased through them, they are responsible for safety related equipment.

Mr. Deitrick asks if they need to have them.

The Mayor states that it would be nice that they could identify themselves and states that they have eight active members now.

Mr. Winhofer questions what they will say on them.

The Mayor states that they would identify them as Kulpmont Fire Police.

Mr. Deitrick questions if it would be cheaper to purchase 5 now and 5 later.

Mayor Novakoski states that he did not check into that.

**MOTION**- Mr. Deitrick makes the motion and was seconded by Mr. Bozza to purchase 10 Badges for the Fire Police.

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

The Mayor states that we are in need of more volunteer Fire Police in the future and states that there is nobody to switch off with them in the event of them directing traffic and states that he may talk to the principal and see if something could be done through a senior project.

Mayor Novakoski states that he met with Bob Shaffer of the Traffic Safety Network and discussed the crosswalks in town and states that he is trying to get an educational program together so that the pedestrians can be taught how to properly cross the street besides the drivers that never stop for anybody. He states that he has witnessed people going right out in the middle of the street or they start and they stop and then drivers do not know what to do and he will help us out with that and also possibly the jake-brakes coming in and out of town.

Mr. Deitrick states that most towns got rid of them just because of what you just said.

Mayor Novakoski states that people think right now that because no signs are up they don't have to stop, he states that it's the law to stop for pedestrians and was on your driver's test and people will just ignore it.

The Mayor states that we may conduct a campaign where if you don't stop an officer will be there to cite the driver.

Mayor Novakoski states that may make people think twice and states that he does not know who the committee is but states that he thinks Stephanie Niglio is one of them.

Mr. Varano states that it would come under Code/Health and Safety which would be him, Phil Scicchitano and Nick Bozza.

Mr. Varano states we can get this going and see if we can slow them down for now.

**SECRETARY REPORT (Rhonda Wilk)**

Rhonda states that approval is needed on the meeting minutes from the January 6<sup>th</sup>, January 14<sup>th</sup> and the February 4<sup>th</sup> meeting minutes.

**MOTION-** Mr. Motyka makes the motion and was seconded by Mr. Deitrick to approve the meeting minutes from the January 6<sup>th</sup>, January 14<sup>th</sup> and the February 4<sup>th</sup> meetings.

**VOICE VOTE-**

Unanimous

Rhonda states that under correspondence the borough received notification from PSAB concerning the 103<sup>rd</sup> Annual Conference to be held April 6<sup>th</sup> through the 9<sup>th</sup> at The Penn Stater located in State College. Copy Council/Mayor

**TREASURERS REPORT (Paul A. Niglio)**

Mr. Niglio states that a motion is needed to accept the Financial Statement and approval for the bills to be paid.

**MOTION-** Mr. Scicchitano made the motion and was seconded by Mr. Winhofer to approve the financial statement and to pay the bills.

Mr. Scicchitano questions the charge for the backflow prevention service and questions if that is once a year.

Mr. Niglio states that it is.

Mr. Winhofer states that it's required.

Mr. Varano comments to wait until it is required for residential and states that is coming down the line.

**SOLICITORS REPORT (William C. Cole)**

No Report

**POLICE REPORT (Chief Michael Pitcavage)**

Attachment #2 Police report.

Chief Pitcavage states that he just wants to remind residents that when the Mayor announces a snow emergency there is no parking on Chestnut Street from the start of the storm until the end of the storm or you will be ticketed and towed.

Mr. Bozza request that the police chief watch for people throwing snow into the streets and states that he is witnessing the snow being thrown into the street.

Chief Pitcavage states that the biggest issue with snow is parking.

Mr. Bozza agrees and adds that they still cannot throw snow into the street because after the plows go through and they get everything cleaned they have to go through again and asks that after a snow that the police department watch for this and fine them or even if they warn them and states that something has to be done to stop this from happening.

Mr. Varano states that he saw a four wheel drive vehicle stop at the stop sign on his corner and the car was filled with snow on the top and the back and it slammed its breaks on and then peeled out and it slid all off onto the road.

Mr. Varano states that the snow gets in the middle of the street in different ways then with a shovel.

Mr. Deitrick asks the Police Chief if that is illegal to not have your vehicle cleaned off. Chief Pitcavage states that is correct it is illegal.

**FIRE CHIEF REPORT (Jeffrey Gilotti)**

Report Attachment # 3

Jeff Gilotti states that Both Borough engines are due to have inspections one is due in February and one in March as stated on his report and states that if there are any major repairs he states will report back to council.

Mr. Deitrick states that a motion is not needed for inspections.

Mr. Varano states that he though we do one truck one year then the other the following year. Jeff replied that they both require a yearly inspection.

Mr. Varano states he thought he said for maintenance and states that they have to be inspected and no motion is needed.

**EMERGENCY MANAGEMENT (Kevin O’Hearn)**

No Report

**BUILDING INSPECTORS REPORT (Stephen G. Bielski, Sr.)**

Report Attachment #4

**CODE/HEALTH ENFORCEMENT OFFIERS REPORT (Russ Moroz)**

Report Attachment #5

Mr. Bozza questions Russ Moroz on if the sidewalks are being cited. Mr. Moroz states that they are.

**PERSONNEL COMMITTEE (Philip Scicchitano)**

No Report

**SERVICE/FACILITIES COMMITTEE (Nicholas Bozza)**

Mr. Bozza states that we need to purchase two sets of brushes for the sweeper because that will be coming up next month at a cost of \$114.00 per set, and 25 gallon of yellow paint for \$613.75 for a total cost of \$841.75.

**MOTION-** Mr. Bozza makes the motion and was seconded by Mr. Deitrick to purchase two sets of brushes for the street sweeper at \$114.00 per set and 25 gallon of yellow paint for \$613.75 for a total cost of \$841.75.

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

Mr. Bozza announced that all recycling in the Borough has been cancelled for this month and we will be collecting as scheduled in March and hopes to have Northwest Academy help with collections in March.

Mr. Bozza states that it is hard to get the trailers around and to have the guys climbing over the piles of snow.

Mr. Varano states that this has been pretty much standard in the past, every year we usually miss a month or two because of weather.

**FINANCE AND PURCHASING COMMITTEE (Stephen Motyka)**

No Report

**CODE/HEALTH and SAFETY COMMITTEE (Bruno R. Varano)**

No Report

**ORDINANCE COMMITTEE (Stephanie Niglio)**

No Report

**GRANTS AND RECREATION (Clarence H. Deitrick)**

Mr. Deitrick states that he has 100<sup>th</sup> anniversary listed on the agenda and states that we were incorporated in 1915 but states the way he understands we had a 100<sup>th</sup> anniversary and asks anyone in the audience if they remember.

Mr. Varano states that we had a centennial in 1975.

Mr. Winhofer states that's when we were founded in 1875.

Mr. Varano comments "the pride of 75."

Mr. Deitrick states that is his bad, he thought being we were incorporated it would be our 100<sup>th</sup> but apparently it's our 140<sup>th</sup>.

Mr. Deitrick states that in 10 years we will have our 140<sup>th</sup>.

Mr. Deitrick states that he just wants to have on record that he and Rhonda Wilk have applied for a grant with the USDA for a police vehicle and three hand held radios and three radios for the vehicle and if we are awarded we will be awarded between 55 and 75% of what we applied for depending on where we fall on the poverty level so we will also be looking for another grant to supplement what they do not give us.

Mr. Deitrick wants to thank Northwestern Academy and states that last week one evening they had Cadets in the Borough shoveling and helping residents out and states that it was appreciated.

Mr. Deitrick states he would also like to thank Myron Turlis for helping the Borough out and states he cleaned all of the sidewalks around the Building and states we were down a man so it really helped us out.

**BUILDING COMMITTEE (Stephen Motyka)**

No Report

**RENTAL COMMITTEE (Philip Scicchitano)**

**MOTION-** Mr. Scicchitano states that he would like to make a motion for \$25.00 a month and all fines be double in the amount for all violations and seconded by Mr. Bozza.

Mr. Varano states that you have to amend all of the ordinances; you just can't.....Mr. Deitrick states that all property owners' fines will double also.

Mr. Varano states you are talking about all of the ordinances correct and states that you have to amend all of the ordinances.

Mr. Deitrick states that that means all of property owners all of their fines would double also.

Mr. Bozza states that he has a question and states that there are separate violations for landlords than there is for a regular home owner.

Mr. Winhofer states that is correct.

Mr. Scicchitano states that he just wants to increase the fines for the landlords.

Mr. Winhofer asks what they are.

Mr. Scicchitano replied if the code officer does an inspection and finds violations on electrical or whatever, it could be a lot of things.

Mr. Winhofer states that these could be legal questions.

Mr. Varano states that we will start it off and if it's not clear we will have to go in executive session to discuss.

Mr. Winhofer states that he is not clear on what fines we are talking about.

Mr. Bozza states that he thinks what Phil is saying is that on a rental if someone moves out and Russ Moroz would have to go in to inspect and they are in violation of GFI's or something like that.

Mr. Deitrick states that is not a fine though, it is a failed inspection.

Mr. Moroz states to clarify this if there is a rental inspection and the property fails, there would be a re-inspection required and a re-inspection fee only would apply.

Mrs. Niglio states that she has a question on the Motion and asks if his motion is to charge a fee of \$25.00 per month and asks if he means \$25.00 per unit.

Mr. Scicchitano states that per year.

Mr. Winhofer states that he has some legal questions and would like to discuss in executive session.

Mr. Varano states that we will go into executive session.

Mr. Scicchitano states that the other amount stays the same at \$120.00. Mr. Winhofer questions Mr. Scicchitano on what amount and questions what he is saying. Mr. Scicchitano replied for the first property it is \$120.00 and all other properties \$25.00. Mr. Winhofer states that is not the motion that you made.

Mr. Scicchitano states that he wants to change it, \$120.00 for the first property and all additional properties \$25.00.

Mr. Varano said you said \$25.00 for everything.

Mr. Winhofer states that it what was said in the first motion.

Mr. Scicchitano replied \$120.00 for the first property and all additional properties \$25.00.

Mr. Varano said you did not say that.

Mr. Winhofer said you didn't say that in the motion and it was seconded.

The Solicitor states that the first motion would have to be rescinded.

Mr. Scicchitano rescinds the first motion.

Mr. Varano asks Mr. Bozza if he rescinds his second. Mr. Bozza states he does not, he states that the motion made he thought was \$25.00 per unit.

Mr. Varano states that you cannot change mid stream. A short discussion among council occurs and Mr. Varano states that the motion was rescinded so there is no motion.

**MOTION-** Mr. Scicchitano makes a motion for \$120.00 for the first unit and \$25.00 per each additional unit per year and was seconded by Mr. Bozza with fines remaining the same.

Mr. Winhofer states that he would like to discuss legal questions he has and would like to discuss in executive session.



**The Borough Solicitor William C. Cole states that the board met in executive session for approximately 25 minutes for litigation.**

Mr. Varano states that we are on a question of a motion that Phil made of \$120.00 for the first unit and \$25.00 for each additional.

**MOTION**- Mr. Winhofer states that he would like to make a subsidiary motion and was seconded by Mr. Deitrick for \$120.00 for the first unit and \$40.00 for each additional unit per year

Mr. Varano states lets vote on the subsidiary motion of \$120.00 and \$40.00.

**ROLL CALL VOTE**- BOZZA (no), DEITRICK (yes), MOTYKA (no), NIGLIO (no), SCICCHITANO (yes), VARANO (no), WINHOFER (yes)  
3 YEAS – 4 NAYS

Mr. Varano states now we will vote on the motion for \$120.00 for the first unit and \$25.00 per each additional unit per year.

**ROLL CALL VOTE**- BOZZA (yes), DEITRICK (yes), MOTYKA (no), NIGLIO (no), SCICCHITANO (yes), VARANO (no), WINHOFER (no)  
3 YEAS – 4 NAYS

**MOTION**- Mr. Deitrick makes the motion for \$120.00 for the first property and \$50.00 for each additional property per year.

Mr. Winhofer states that's more than his motion and his motion died.

Mr. Deitrick states that he is making that motion.

Mr. Varano states that for a **lack of second** the motion dies.

**SENIOR EXECUTIVE COMMITTEE** (Winhofer, Varano and Deitrick)

No Report

**OLD BUSINESS**

**MOTION**- Mr. Winhofer makes the motion and Mr. Deitrick seconds the motion for \$100.00 for the first unit and \$60.00 for each additional unit per year.

**ROLL CALL VOTE**- BOZZA (no), DEITRICK (yes), MOTYKA (no), NIGLIO (no), SCICCHITANO (yes), VARANO (no), WINHOFER (yes)  
3 YEAS –4 NAYS

The Kulpmont Borough Solicitor William C. Cole states that we have what has been produced by the Northumberland County a mortgage and note to be signed for the property that the Borough has taken over at 916 Chestnut Street and this mortgage, the Borough would then receive the funds of \$9,057.76 upon signing and recording of that the Borough would maintain the property and states that the only time this mortgage would be effective would be if the property was sold and those funds would have to be paid back to the County.

Mr. Cole states that it specifies that the amount would be whatever amount the property was sold for and not the entire amount of \$9057.76.

**MOTION**- Mr. Deitrick makes the motion and was seconded by Mr. Bozza to sign the mortgage documents for the county on the property located at 916 Chestnut Street.

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

### **NEW BUSINESS**

None

### **ANNOUNCEMENTS**

Mr. Deitrick wishes all a happy Valentines Day.

### **OPPORTUNITY FOR CITIZENS TO BE HEARD**

Mr. Adolf Blugis of Kulpmont states that he lives here in Kulpmont and after giving a brief background of himself he states that he lived in Kulpmont since 1968 and states that when he retired he and his wife decided to stay in Kulpmont.

Mr. Blugis asks if the Borough has any approval from any place, any approval to build a building down on an area that was given by the Johnson Family when they had that program and states that between 6<sup>th</sup> and 7<sup>th</sup> Street down by the church he could just imagine all of those work trucks and all that all over the place down there by the church. He states why does not someone ask where a good location is and where should we build a building.

Mr. Blugis states that he will leave information in the office on the person he spoke with and questions that no approval was given and nothing is on file.

Mr. Varano and Mr. Motyka questions who he spoke with and what information is he talking about.

Mr. Varano states that it was approved by the state engineer and the state and federal government and asks who he wants it approved by.

Mr. Motyka states that he did get approval from the state engineer and asks what department of the state he talked with.

Mr. Blugis states it was DCED and states he has the phone numbers and the names and asks if the Borough wants to talk with the lawyer.

Mr. Varano asks Mr. Blugis about what. Mr. Blugis replied about having the permission to put us in the hole.

Mr. Varano states that they do have permission to put him in the hole and he states that he is sorry but he is putting himself in the hole also and states that he plans on living another 20 years.

Mr. Blugis asks if anyone has any questions on his attempt to keep the borough in line with the current economy, further inflation would endanger the cause of survival of the community.

Mr. Blugis states that nobody is moving here and when anybody dies that is it there is an empty place. Mr. Blugis states that in this community 1500 are paying tax and states that is unbelievable.

Mr. Maher of Kulpmont and states that he is a resident, taxpayer, business owner, family person and questions if the voters were given a choice on this.

Mr. Varano states by the time it gets on a ballet the building would be built.

Mr. Maher states we went this far without it and asks if we could go another year without a building.

Mr. Deitrick states that the loan would be disapproved probably and the \$40,000.00 or \$50,000.00 or whatever we have into it already would be lost probably and we would have to go through it all again.

Mr. Maher states that sounds like a lot but if this building costs a 1.2 or 1.4 million and 40 years, that is a long time and questions if it is the right building and states that the state architect said it was too small.

Mr. Motyka states that he did say that it was small and he wanted a separate President of Council and Mayors office but states that council took tax payers petitions to heart and downsized as much as they could and that is how they came up with the design that they have now.

Mr. Maher states that he does not think voters should vote on plow trucks or paint but when it comes to a new building 1 million dollars and a 40 year loan that should be up to the voters.

Mr. Maher states that he is not saying council is not doing a great job, and states that he feels the police department does not have enough hours and in the future we are going to have to add more hours to be safe in this town and states that 24 hour service should come before a new building and states that we do not have 24 hour coverage in this town.

Mr. Maher states we have all senior citizens and we have to think about safety and we are going to have to raise taxes somewhere down the line for more protection things are only going to get worse because of the way society is going.

Mr. Maher asks if they agree with him or not.

Mr. Varano replied to Mr. Maher why don't you just tell the criminals to come on in and that we don't have 24 hour protection and states that is what you are doing, the newspaper is here and he is writing all of this down.

Mr. Maher states that he has kids and states he hates that they do not have 24 hour protection.

Mr. Varano states that is why he is planning on attending the regionalization study down in Coal Township and sees what it would cost and then we would have 24 hour coverage.

Mr. Maher questions if that will cost taxpayers any more and states that there is people out there freezing at night in this town and states we have to start thinking 10, 20 years down the line.

Mr. Maher states people can't afford that and down the road we are going to have to increase police protection and where will the money come from.

Mr. Maher states with a 40 year loan the burden is being put on our kids and onto the elderly.

Mr. Varano questions Mr. Maher if he realizes many of the elderly receive a tax reimbursement.

Mr. Maher states that he believes that subsidies make this community and need every bit.

Mr. Varano states that his point is they are not paying anything additional because they are reimbursed.

Mr. Maher states he is not just talking some senior citizens he is talking everybody.

Mr. Maher questions if there is a senior center in this building.

Mr. Varano relied that there is not and states they were told to take it out and to be very frugal with this building so we did, we cut out a floor, landscaping, we cut a lot of stuff out.

Mr. Maher states that it is time to cut the building out, we have nothing for the seniors and nothing for the kids what do we have it for.

Mr. Varano asks what you are going to do with this building it is falling down around us and states that it is falling down around us.

Mr. Maher states that someday if we give this building back, there i9s going to be people leaving in this building.

Mr. Varano said don't bet on it. Mr. Maher states trust me; if you give it to a developer they will take it and put apartments in here.

Mr. Winhofer asks Mr. Maher if he realizes that half of the new building is a new police department and asks Mr. Maher if he ever looked at the police department and how they have to operate and states that it is not safe over there and states that they will be safe in the new building because it is designed for the police.

Mr. Maher states lets think outside the box if we can sub out and if they have a prisoner they could take them into Mount Carmel Township, lets have our own police force but if they have to bring someone in sub out with Coal Township or Mount Carmel Township that has a place and just use their office for offices.

Mr. Winhofer states that there is nothing to stop someone from walking into the police station and being face to face with a police officer and states that in the new building you will not have that he will be behind a protective screen.

Mr. Maher asks Mr. Winhofer if he is saying that you cannot put up a protective screen.

Mr. Winhofer states that it could be done but it would be costly.

Mr. Maher states that you are talking a million dollar building.

Mr. Winhofer states that you are paying prevailing wage, you are not hiring Joe Blow from down the street at \$10.00.

Mr. Maher states that he knows that and is for new construction for bridges and schools but you are not even creating any new jobs, they will be in and out of that building a few months and a million dollars is spent.

Mr. Winhofer states that he agrees and knows what it should cost to build that building but when you are bound by laws.

Mr. Maher states that he agrees but thinks we could put a couple hundred thousand into this building and this building is a castle.

Mr. Winhofer states that it will still be under the prevailing wage act.

The Solicitor states that it applies to anything over \$25,000.00.

Mr. Maher states that if we bid out the roof and the heating system, I don't think we need to heat the whole building.

Mr. Winhofer states that thermostat on the wall is the only thermostat in this whole building.

Mr. Maher states that it can be done.

Mr. Winhofer states not cheaply it is a steam system and you are talking two hundred thousand to change that over, you have to replace every piece of plumbing and then there is asbestos.

Mayor Novakoski states that he would like to state that the school district owns this building right now so why would we put \$300,000.00 into this building and they own it and still have nothing.

Mr. Maher states that he is sure they would give a 50 year or whatever agreement.

Council states that we have an agreement.

Mr. Maher states there you go, well then it is your building.

Mayor Novakoski states that would be like you buying a 30 year old oil tanker to deliver fuel in that would be ridiculous.

Mr. Maher states that is what you do in business.

Mayor Novakoski states that you do not buy a truck that is 30 years old to deliver fuel.

Mr. Maher states not 30, but you don't buy a new one.

Mayor Novakoski states why you would put a half of a million dollars into a building that you do not own.

Mr. Maher states that the day it is built what is it worth, maybe \$200,000.00.

Mr. Varano states that you are not only talking municipal building you are also talking a maintenance building.

Mr. Varano states that you are not moving the senior center down there.

Mr. Varano states that we were told not to move the seniors down there.

Mr. Maher asks where they are going to go.

Mayor Novakoski asks would you build a \$400,000.00 building for \$675.00 a month rent for.

Mr. Maher replied no.

Mayor Novakoski states that is what you want us to do.

Mr. Maher states he would put electric baseboards in and not heat the building where you walk in and it is 80 degrees, how many days does the meeting room get used.

Mr. Varano states that council meets once per month.

Mr. Maher states lets move the meeting down the West End, East End or the Lions Club once per month and states that he does not want to pay one million dollars for a room.

Mr. Varano questions what about the police department.

Mr. Maher states that if we keep on thinking outside of the box we can come up with a solution.

Mr. Varano states that we have been down this road before.

Mr. Maher states that he has not been down this road before and he would like it explained to him like a fifth grader.

Mr. Deitrick states that this didn't just happen last year, we have been talking about this for five years.

Mr. Maher asks if was put on the ballot before and the answer is no.

Mr. Deitrick states that they were voted in to do the right thing for the people and he feels they are doing the right thing.

Mr. Varano states that it was in the paper an advertised we had a meeting about it.

Mr. Maher states that the average person did not know and states that the public did not know the building was going through, the average person did not know if you talk to ten people maybe nine are against it and one is for it.

Mr. Maher states council named reasons why we need the building and states that he does not think we need it.

Mr. Varano states that he appreciates his opinion, but you are saying the same thing over and over and we are getting no where.

Mr. Maher states this room we are in, do we need this room, and lets make this part of the police department.

Mr. Varano asks why we would have a municipal building without having council chambers to meet.

Mr. Maher states because we are thinking outside the box, thinking for the people.

Mr. Varano asks are you going to a different building to meet.

Mr. Maher asks why not.

Mr. Bozza states that if we try to make things and retro fit we are going to run into asbestos and make everything air born and then we are going to pay big bucks.

Mr. Maher states yes, we are going to pay but it can be done, certified contractors can remove it.

Mr. Maher states that at least you would be keeping the senior center if this building is redone.

Mr. Varano states that they can't guarantee the senior center would stay and that is all they said. Council states that Electrical, Concrete work, the roof and bringing the building up to code.

Mr. Maher states lets say a half million dollars, that is a good number to get the asbestos out, new roof, concrete work and states that some has to be put out to bid and asks what is a big job here.

Mr. Winhofer states the concrete work, it needs to be torn down and rebuilt and that's \$250,000.00 and we had two engineers tell us that.

Mr. Maher asks if it is in writing.

Mr. Deitrick replied no, but our engineer had his architectural person go around with us and she went all of the way around the building and the first words out of her mouth was get the wrecking ball.

Mr. Maher said then give the building to me I will take it.



Mr. Varano states they may give it to you.

Mr. Maher states that this is a solid building and we are better off putting a half of a million dollars into this building than building a new building.

Mr. Maher states that we would have a senior center possibly a state of the art building and a police station for the future and possibly down the road we can say to Mount Carmel Township in the future you are coming to Kulpmont if you want to merge, because we have the room.

Mr. Maher states a million dollars in this building is a state of the art building and we are going to have extra room and we have the opportunity in 10 or 15 years here.

Mr. Maher states that he would rather put the money in this building.

Mr. Winhofer states what you are forgetting is it is two buildings.

Mr. Winhofer states there is no room to expand here and states that you still have to park the backhoe outside, skid steer outside all of the trailers everything is outside. The dump trucks are inside because they have to be ready when it snows, so don't say there is room to expand here because there is not.

Mr. Winhofer state that the current building in 40' x 50' and the new maintenance building is 50' x 100' and all of the equipment will go inside.

Mr. Maher states then let's put a pole building up.

Mr. Winhofer states that is what we are putting up, that is not a million the whole complex is a million.

Mr. Maher asks if the maintenance building has a foundation.

Mr. Winhofer states that it does not.

Mr. Maher questions if the state is going to let them build it.

Mr. Winhofer states that it's all engineered and approved and that half of the municipal building is the police department.

Mr. Motyka states that you are going to be saving \$30,000.00 in utilities by being next to the gas line. Mr. Maher agrees that is the only positive being near the gas line.

Mr. Varano states that we know we have been paying for it with taxpayer money all of these years.

Mr. Winhofer states he will bet that we spent one million over all of these years in up-keep on this building.

Mr. Bozza states not to mention that the furnace is a fossil.

Mr. Maher states that we can turn it into electric.

Mr. Winhofer states that in a year the electric bill he bets would be \$50,000.00 do not forget you are heating a one hundred and some year old building, the walls are not insulated.

Mr. Maher states that we can insulate the walls and at least we would still have the senior center and room for everything.

Mr. Winhofer states that there is no guarantee and that they will not guarantee the senior center being here for more than six months, the cost would be over a million dollars.

Mr. Maher states that it is not for guarantees where are they going to go and states that he just feels it should have been on the ballot.

Mr. Bob Chesney of 929 Pine Street and states that as Mr. Deitrick just said council has been looking into a new building over the past five years ago and states that if you go back in the minutes there was discussion with Mr. Varano meeting with Susquehanna Coal Company about the land and really within the last year an a half is when the start hitting the fan so to speak. According to public discussions at these meetings like today and even the January 26<sup>th</sup> edition of The News Item said it would be somewhere in the neighborhood of \$750,000.00 to redo this building and \$400,000.00 for the roof, \$250,000.00 for the masonry work, \$100,000.00 for the heating system and again that is just conjecture.

Mr. Chesney states that in the past he has come in to see some of the bids and some of the proposals and there has not been anything in writing and states that he is not going to say that is not going to be the cost, because some of these gentlemen sitting here on council know more about building costs than he does.

Mr. Chesney states that we as the taxpayers have not seen any estimates as to what this may be. Mr. Chesney states that in the past the heating system was fixed, in the past the roof was fixed in the past things have been done to this building as have been just reiterated here tonight and states that he does not know if we got the best quality when this was done if it has to be done again.

Mr. Chesney states we have not seen the estimates, we have no names of engineers and the only thing he states that he could find in the last minutes was the name Ron Pencrest was the guy that disputed the size of the building and the size of the rooms that should be in there and states that is his opinion and what we need buildings for.

Mr. Chesney states that some of the stuff Bill said does make sense and states that he could see the other side of the coin also but it is still a matter that in October nothing was totally brought out and solidified then in November that is when Ron Pencrest was debating with the issues because in October the Government was shut down so all plans were put on hold until the government re-upped again then the size was disputed and in the December meeting it was brought up again and Mr. Niglio at that time presented a 1.5 mill increase in taxes and to take care of our present bills and states that the new building would not be seen in tax dollars until 2015, but then when executive session was over and council returned to the meeting the mill's went up to 4.5 increase for the 2014 taxes and that's not to say that in upcoming years those taxes may have to go up again in order to take care again of unforeseen changes in plans of the new building which we still do not have and the bore testing was just done last month or month and a half ago on that land that we were not even sure you were going to be able to build on.

Mr. Chesney states in essence he is not going to go through pages of stuff but that mill increase bringing in about \$37,000.00 enough to take care of that \$36,750.00 payment for 40 years, but council and taxpayers are still dabbling with these figures and cost with the plans and everything is still kind of up in the air and there is nothing concrete that has been done.

Mr. Chesney states that 300 names were put on the petition without him doing a lot of leg work what so ever, very few people said no and states that the vast majority of the people want to put the breaks on.

Mr. Chesney states maybe we should look at the avenue of if the school wants to give the borough the building and do we even want it, he states he does not know.

Mr. Winhofer said they told us no that we can't have it.

Mr. Chesney said well you never know possibly it can be revisited.

Mr. Chesney states that right now the way the economy is there are people that are freezing right now, county and states taxes are going up, food is going up, everything is going up and to throw on another building on top of a population that has 1300 taxpayers.

Mr. Chesney states that in 2012 1600 people were on the books to pay taxes and 1300 paid taxes. Mr. Winhofer asks him what it is that he wants them to do.

Mr. Chesney states put the breaks on put it on the ballet and let's form a committee to look again at all of the ramifications.

Mr. Winhofer states he does not even care if they stop it right now and let it fall down.

Mr. Bozza states that he will make a motion right now to stay here and to put the money in here.

Mr. Varano states that he is not going to fill anymore applications; he states that he has been working on this for a few years.

Mr. Bozza states that regardless of what we do we are still going to put almost one million dollars in this building so taxes will be the same so he states that he does not understand what he is saying.

Mr. Chesney states you do not know that.

Mr. Bozza states that when you deal with asbestos you are talking getting expensive.

Mr. Chesney states bring in an engineer and let them tell us and give us figures, put a halt and let's just discuss it and put it on the ballet.

Mr. Chesney states that if we have \$40,000.00 into this already that is better than one million just too really see and get figures that's all.

Mr. Varano states if that is what you want that is what you will get, we will bring an engineer in here and then we will proceed with this if it is within the costs.

Mr. Chesney states that if it is within specific cost and makes sense sure.

Mr. Niglio states that the new building will not be built until next year now then, that is another year of cost.

Mr. Chesney states until we are sure that the site is a proper site.

Mr. Varano states that it was free and questions where we can get a better site, do you want us to buy a site.

Mr. Bozza states the test holes are already done also.

Mr. Winhofer states where else could we build, where we can buy enough land to put up a 50' x 100' garage for the Borough and parking.

Mr. Chesney states that we can put up a pole building up here on the side of the building.

Mr. Varano states that we could not get in or out.

Mr. Bozza states that when the salt is delivered it's delivered by 18 wheelers.

Mr. Chesney states put the salt somewhere else.

Mr. Bozza states that there are codes.

Mr. Chesney states these are the things that citizens do not know, and that is what has to be discussed because to the general public another pole barn sitting out here in this lot would be just fine.

Mr. Chesney states that a 30 lot parking spaces and flowers and trees between the buildings..... Mr. Varano questions where he is getting these flowers and trees.

Mr. Winhofer states that there is not even a paved lot it is a dirt lot.

Mr. Chesney states that it was in the paper, he is just going by what was there and states that the citizens would like to see expenses on paper and see what's going on and go from there and if you then think it's the right decision.

Mr. Motyka asks how about we see the expenses it is going to cost for an engineer to show us how much its going to cost.

Mr. Winhofer states that is how you will get the argument settled.

Mr. Niglio states that it is going to cost \$30,000.00, 2 or 3 mills to pay for the engineer.

Mr. Varano said remember that so taxes may need to be raised to pay for this study.

Mrs. Niglio said take a vote, because I will not vote for that.

Mr. Chesney states that the majority of taxpayers would like to vote on this issue and states that they appreciate the work that was done, but they just need more information as tax payers.

Mr. Maher states that we do not need an engineer and states that he is thinking out of the box again and a bid does not cost anything, let's bring in a contractor.

Mr. Bozza states that it is not that it's the heating the masonry, the electrical, insulation the asbestos it's everything.

Mr. Winhofer states that it is falling down it just can't be fixed and you need an engineer to tell us how to rebuild it. Mr. Winhofer said if he went up and looked at that and he owned the building he said he would tell him know, an engineer would need to tell him how to do that.

Mr. Maher states we can ask a contractor that would bid that and states he does not want to waste money either.

Mr. Winhofer states that an engineer tells a contractor what to do and that is why there is contractors and why there are engineers.

Mr. Bozza states that possibly it will not be \$30,000.00 it may be \$10,000.00.

Mr. Maher states that he does not want to waste any money.

Mr. Maher states that he does not want to waste a dime.

Mr. Chesney states that the numbers had to come from somewhere where did they come from.

Mr. Winhofer states they are general numbers the engineers looked at it. Mr. Winhofer states that we will get it in writing.

Mr. Varano states that we will get it in writing and not to exceed a cost of \$5000.00.

Mr. Maher states that you do not need an engineer to put a roof on this building.

Mr. Winhofer states that the water is coming in the parapets.

Mr. Maher states that he just feels we need some bids but states he does not want to waste \$10,000.00.

Mr. Winhofer states that an engineer is not going to come in and do it for free.

Mr. Chesney states that in 2011 KPI Technology was going to be hired to set up a basic design for the new building and questions if they cannot for \$5000.00 come in and see what the cost could be.

Mr. Winhofer states that what he is going to ask for is to go by the square footage price of what it costs to fix it. Mr. Winhofer states that is the best you can do without spending all of this money.

Mr. Chesney states that we are here as taxpayers to save money.

Mr. Niglio states that no professional is going to give you a number without doing a study of what he needs to give you a price on and states that an engineer is not going to just look and say this is how much the repair will cost you without drilling holes and knowing what is involved.

**MOTION-** Mr. Bozza makes the motion and was seconded by Mr. Winhofer not to exceed \$5000.00 to have the Borough Engineers KPI to give us a written estimate on repairs to the building.

Mr. Winhofer states that you need a mechanical engineer to figure out the heating and electrical engineer to figure out the electrical.

Mr. Varano states do you know how many meetings we had on this meeting already.

Mr. Deitrick states that we were already in agreement and that is why we were proceeding.

Mr. Bozza states that if the residents want us to stay here and it is feasible, it is not going to be though.

Mr. Maher states that if the residents vote yes then he is all for a new building.

Mr. Varano states that if the residents vote no and the building falls down on him then he states that he is going to sue everyone here in this room that said we should not move out of this building.

Mrs. Niglio states that you have to understand that is why the citizens voted for the people here so that the people can make a sound judgment for the right decision and states that we all have to pay the same thing.

Mr. Varano states that they are their representatives and if you don't trust us then vote us out of office.

Mr. Maher states that it is not that he thinks that council is doing a bad job but this is one big project and like you said it took you five years to come to this.

Mrs. Niglio states that it is not something that was taken lightly and the homework was done and everything you ask for was done and looked at and now you want it done again.

Mr. Chesney asks then where is it, where are the figures that you looked at? He states that there have been two or three roofs since the council took it over.

Mr. Varano replied that none of them held up.

Mr. Deitrick states that is why we have to go to trusses.

Mr. Winhofer comments that the parapets are leaking.

Mr. Chesney suggests to then get rid of them, it's a design. Mr. Chesney states they want to see the numbers and if they are the numbers then we are in, we have nothing further to discuss.

Mrs. Niglio states that she will not vote for another study to be done for \$5000.00. Mr. Varano comments that he will not vote for that either.

**ROLL CALL VOTE**- BOZZA (yes), DEITRICK (yes), MOTYKA (no), NIGLIO (no), SCICCHITANO (yes), VARANO (no), WINHOFER (yes)  
4 YEAS -3 NAYS

Mr. Maher asks if he could just say something. Mr. Varano states that he may not speak and that he does not have the floor.

Mr. Varano asks if anybody else has anything to say. No one spoke.

**THE MEETING WAS ADJOURNED AT THE CALL OF THE CHAIR**

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**RHONDA WILK  
BOROUGH SECRETARY**

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**DATE OF APPROVAL**