

WILSON BOROUGH  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
AUGUST 12, 2013

The First Meeting of the Council of The Borough of Wilson was held in the Guy B. Tomaino Public Safety Building at 2040 Hay Terrace, Easton, PA. President Feinberg called the meeting to order at 7:00 p.m. Roll call followed.

PRESENT:

Leonard Feinberg  
David Jones  
Russ Lipari  
Louis Starniri

Winnie Howey  
Joan Lilly-Kemmerer  
James McGowan

ABSENT:

David Williams, Ryan Woodring

Also present were: Mayor David S. Perruso, Solicitor Louis S. Minotti, Jr., Chief Steven Parkansky, Chief Michael Collins, Code Enforcement Officer Paul Corriere, Director of Public Works Greg Drake

READING OF THE MINUTES:

The Minutes of the July 22, 2013 Council Meeting was approved on a Motion by Mr. McGowan. Second by Mr. Lipari. Council unanimously approved the July 22, 2013 Minutes.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

None

COMMUNICATIONS AND PETITIONS:

1. A thank you letter for the interview was received from Linda Thompson.

COMMUNICATIONS BY THE MAYOR:

1. A Handicapped Parking application was received from Jonathan Boettger of 2028 Ealer Avenue. The house is in an angle parking area with no off street parking. A wider spot will not be needed for a wheel chair. Motion by Mrs. Lilly-Kemmerer to allow the handicapped spot in an angle parking area. Second by Mr. Starniri. Council approved the handicapped parking spot unanimously.

COMMUNICATIONS BY THE BOROUGH MANAGER:

1. Mr. Feinberg informed Council that the Borough's liability insurance expires on August 22, 2013. He and Ms. Lohrman have spoken to Shannon Heckman from KNBT regarding insurance. The Borough could get insurance through a coop for several thousand dollars for better coverage and higher amounts. The umbrella could be raised from \$5M to \$10M. Ms. Lohrman has not spoken to Joe Scott from PSAB since our Workmen's Comp insurance had come due in May. Ms. Lohrman could speak to Mr. Scott, but she has been working with Brown & Brown Insurance for weeks and she still does not have the renewal rates. Motion by Mr. Starniri to make the final decision on the insurance and finalize the contract. Second by Mr. Jones.

REPORTS OF COMMITTEES:

GENERAL GOVERNMENT:

None

FIRE:

1. Mr. Starniri informed Council that Fire Department is in the process of negotiating a new contract.
2. Chief Collins stated that there is a new leak in the bathroom in the Fire Department. The ceiling is falling apart.

#### POLICE:

1. Chief Parkansky stated that National Night Out had good attendance. Ms. Howey and the members of Block Watch did a nice job.
2. The Fisk Field camera has been ordered.
3. Chief Parkansky informed Council that Lisa Guth has waived her preliminary hearing. She is not contesting the charges at this point in time.

#### PUBLIC WORKS:

1. Mr. Jones stated that the school district has found a loop hole in the lease for the use of the field for football practice at the middle school. The school district has put up fences and there is not enough room for the teams to practice. They will have to practice at Fisk Field. The bigger kids will practice off to the side of the field so the middle of the field does not get ruined. Mr. Feinberg stated that he thought the school district may be putting in a well in order to water the fields. There is not enough fields for everyone to use. Mrs. Lilly-Kemmerer added that priority has always been given to the sports that are in season.
2. A short discussion was held on moving the container that football uses for storage. Building a shed could be used if there was not enough room for the container. Putting the container in the parking lot would lose valuable parking spaces. The container would probably last longer, but it would need to be painted. Mr. Lipari suggested using the second floor of the concession stand for storage.
3. Mr. Drake stated that the bike path at 24<sup>th</sup> Street has been paved from the bridge to 25<sup>th</sup> Street. The other side of the path will be paved by the end of the month. The City of Easton's Public Works Department assisted in the paving.

#### PARKS AND RECREATION:

1. Mr. Lipari presented an updated pool report. The income is up, but the attendance is down from last year. The weather was much warmer for a longer period of time last year than it is this year. The behavior problems have also declined since last year. The Police have only been called once this year. Mr. Lipari thanked the Police for their continued presence.

#### ATTORNEY:

1. Attorney Minotti requested several dates that Council and Chief Parkansky would be available in September or October for no more than two hours for a hearing on the Assise matter. The best time would be in the evening. Mr. Feinberg suggested having the hearing on one of the workshop days since they are already advertised. Mr. Minotti will tentatively schedule the hearing on September 18, 2013 at 6:30 p.m. A stenographer will be needed.
2. Mr. Minotti is in receipt of a letter from Attorney Dunn in Allentown requesting a waiver of certain items in the Miga matter. The occupancy in the facility will be allowed to increase from 16 to 32 residents and must be brought up to code requirements. Mr. Miga would like the sprinkler system waived.
3. Mr. Minotti has spoken to Attorney Elliott regarding the parking problem in the Sycamore Street area. Mr. Minotti is in receipt of the Minutes in 1997 when Shaun Gable appeared before Council concerning the curb cut. Mr. Boran had spoken to the former owner of the property who put the curb cut in. Chief Nace agreed to enforce the parking if the curbs were painted yellow around the curb cut. The original permit was pulled on September 23, 1984. The Zoning Ordinance promotes safe parking and movement of vehicles with 5 foot landscaping setbacks. Mr. Nace showed Council a picture of how the owner of the property is parking him in on the street. The owner has 40 feet of curbing painted yellow. Mr. Drake and Chief Parkansky will look at the area again. Chief Parkansky stated that five feet on each side of the curb cut is the usual. Mr. Minotti will attempt to set up a discussion at the next Council meeting.
4. Mr. Minotti is in receipt of a letter from Attorney Brown regarding the Ruth Forsythe housing rehab matter. Mrs. Forsythe passed away in February. Her nephew, Craig Werkheiser, is attempting to purchase the property for \$110,000.00. There is a reverse mortgage on the property for \$120,000.00. The payoff for the mortgage is \$108,000.00. The home is also encumbered by the housing rehab mortgage in the amount of \$22,075.00. The payoff on the rehab mortgage is \$15,918.57. There is not enough equity to pay off the first mortgage, the rehab mortgage and the funeral bills. The estate is insolvent. Mr. Werkheiser would like the Borough to cancel the loan so he can purchase the property without it going into foreclosure. Champion Mortgage will take the property. Mr. Starniri questioned why the Borough would give up its rights. If the property is foreclosed on, the Borough may not get any money. Mr. Werkheiser stated that the Borough knew there was a reverse mortgage on it and Mr. Corriere said that it would not matter. Mr. Werkheiser would like to purchase the property and make it into a rental property. Mr. Lipari made a Motion to forgive the loan. No Second was received. Mr. Werkheiser was under the impression that Mr. Minotti was going to recommend to Council that the loan be forgiven. Mr. Werkheiser felt that Mr. Minotti had not done that. Mr. Werkheiser was to have the matter taken care of within six months of Ruth's passing. He has been given an additional two months time. The extension ends November 14, 2013. Mr. Werkheiser needs time in order to get a mortgage on the property. Ms. Howey stated that she would like the property to remain owner occupied. Motion by Mr. Starniri not to

forgive the mortgage. Second by Mrs. Lilly-Kemmerer. Affirmative votes were cast by: Mr. Feinberg, Ms. Howey, Mr. Jones, Mrs. Lilly-Kemmerer, Mr. McGowan and Mr. Starniri. A Negative vote was cast by Mr. Lipari. Motion not to forgive the mortgage was approved by a six to one vote.

COG:

None

MECAB:

1. Mr. McGowan informed Council that the next MECAB meeting would be held the last Wednesday in September in Wilson Borough.

OLD BUSINESS:

None

DEFERRED BUSINESS:

None

NEW BUSINESS:

None

ORDINANCES:

1. Ordinance 765 – Amending Ordinance No. 741, Establishing the Rental Housing Licensing and Inspection System. Affirmative votes were cast by: Mr. Feinberg, Ms. Howey, Mr. Jones, Mrs. Lilly-Kemmerer, Mr. Lipari, Mr. McGowan and Mr. Starniri. No Negative votes were cast. Ordinance 765 was unanimously approved.

RESOLUTIONS:

1. Resolution 1201 – Adopting the Lehigh Valley 2013 Hazard Mitigation Plan. Motion to approve Resolution by Mrs. Lilly-Kemmerer. Second by Mr. Starniri. Resolution 1201 was approved unanimously.

BILLS AND ACCOUNTS:

Bills of \$86,618.77 were paid on a Motion by Mr. Starniri. Second by Mrs. Lilly-Kemmerer.

ADJOURNMENT:

Mr. Starniri made a Motion to adjourn at 8:13 p.m. Second by Mrs. Lilly-Kemmerer and Council concurred.

Transcribed from a tape.

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KAREN A.LOHRMAN, BOROUGH SECRETARY