

October 16, 2017

**Emmaus Borough Council
Agenda
October 16, 2017 7:00 PM**



PUBLIC HEARING

1. Attendance of Council Members

Public Hearing on Ordinance No. 1158

Ordinance No. 1158 - An Ordinance Amending the Borough of Emmaus Zoning Ordinance by Amending the Official Zoning Map to Change the Zoning Classification of a 1.6 Acre (More or Less) Tract of Land Forming a Part of the Property Known as "Pennsylvania Avenue Rear" and Identified by Lehigh County Tax PIN Number 549420946925 1 From the Conservation-Residential (C-R) Zoning District to the Medium Density Residential (R-M) Zoning District.

2. Solicitor Comments

3. Public Comments

4. Council Comments

5. Adjournment

October 16, 2017

**Emmaus Borough Council
Agenda
October 16, 2017 7:00 PM**



1. Call to Order
2. Pledge of Allegiance
3. Personal Appeals, Part I
4. Community Minute
5. Special Presentations
6. Reading of Minutes
 - 6.a. Council Meeting Minutes - October 2, 2017
7. Decisions on Bids
8. Communications
 - 8.a. Craig Neely, 209 Main Street - Request Reappointment to the General Authority (term expires 1/1/2018).
 - 8.b. John Stover, Jr., 537 Chestnut Street - Request Reappointment to the Emmaus Vacancy Board (term expires 1/1/2018).
 - 8.c. Meghan Reed, Emmaus Main Street Partners Manager - Annual Old Fashioned Christmas Event Request, December 2, 2017.
9. Borough Engineer's Report
10. Solicitor's Report
11. Unfinished Business, Part I
 - 11.a. Ordinance No. 1158 - An Ordinance Amending the Borough of Emmaus Zoning Ordinance by Amending the Official Zoning Map to Change the Zoning Classification of a 1.6 Acre (More or Less) Tract of Land Forming a Part of the Property Known as "Pennsylvania Avenue Rear" and Identified by Lehigh County Tax PIN Number 549420946925 1 From the Conservation-

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Residential (C-R) Zoning District to the Medium Density Residential (R-M) Zoning District (1st Reading 8/21/2017) (2nd Reading 10/16/2017).

11.b. Ordinance No. 1163 - An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 1, Subsections 341 and 343 of the Code of Ordinances, Amending the Number of Members and Residency Requirements for the Emmaus Arts Commission (1st Reading 9/18/2017) (2nd Reading 10/16/2017).

12. New Business

12.a. Ordinance No. 1164 - An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 15 §602.2.A of the Emmaus Borough Code, Removing a Residential Handicapped Parking Sign on the Public Street Located in Front of 656 Ridge Street Within the Borough of Emmaus (1st Reading 10/16/2017).

13. Unfinished Business, Part II

14. Items Not on Agenda
Subject to Rule 9

15. Mayor's Report

16. Committee Reports

Public Works/(Highway, Water & Sewer) (Brown, Anders, DeFrain)
Next Meeting – November 13, 2017 at 3:00 p.m.

Health, Sanitation, and Codes (Shubzda, DeFrain, Brown)
Next Meeting – October 19, 2017 at 4:15 p.m.

CodeMaster Inspection Services - 2018 Services and Fee Schedule

Parks and Recreation (Anders, Barrett, Labenberg)
Next Meeting – November 7, 2017 at 4:00 p.m.

Committee Meeting Notes - October 3, 2017

Community Park Field

Public Safety (Gilbert, Barrett, Brown)
Next Meeting – November 1, 2017 at 3:00 p.m.

Ordinance No. 1164 – 1st Reading

Emmaus Fire Department Tower - Pre-demolition Testing

October 16, 2017

2018 Assistance for Strays Contract - The Sanctuary at Haafsville

Committee Meeting Notes - October 4, 2017

General Administration (Barrett, Labenberg, Gilbert)

Next Meeting – October 26, 2017 at 9:00 a.m.

Ordinance No. 1158 - 2nd Reading

Committee Meeting Notes - October 12, 2017

Budget and Finance (Labenberg, Shubzda, Gilbert)

Next Meeting – October 26, 2017 at 3:15 p.m.

Resolution 2017-30: Bill List

Committee Meeting Notes - October 2, 2017

Community Relations, Planning and Development (DeFrain, Shubzda, Anders)

Next Meeting – November 9, 2017 at 4:00 p.m.

Ordinance No. 1163 - 2nd Reading

Committee Meeting Notes - October 2, 2017 and October 12, 2017

17. Boards and Commissions

17.a. Board of Health Meeting Minutes - September 21, 2017

17.b. Employee Safety Committee Meeting Minutes – October 10, 2017

18. Personal Appeals, Part II

19. Borough Manager's Report

19.a. Significant Revenue and Expense Items for First Half of October, 2017

20. President's Business

20.a. Executive Session - Contract Negotiations

21. Adjournment

EMMAUS BOROUGH COUNCIL

A Public Hearing was held at 7:00 p.m., prior to the start of the October 16, 2017 Council Meeting.

CALL TO ORDER

Mayor Winfield Iobst; Council President Brent Labenberg; Council Vice President Wesley Barrett; Councilman Roy Anders; Councilman Nathan Brown; Councilman Chris DeFrain; Councilwoman Lee Ann Gilbert; Councilman Jeff Shubzda; Borough Manager Shane Pepe; and Solicitor Tom Dinkelacker.

PUBLIC HEARING ON ORDINANCE NO. 1158

Ordinance No. 1158 – An Ordinance Amending the Borough of Emmaus Zoning Ordinance by Amending the Official Zoning Map to Change the Zoning Classification of a 1.6 Acre (More or Less) Tract of Land Forming a Part of the Property Known as “Pennsylvania Avenue Rear” and Identified by Lehigh County Tax Pin Number 549420946925 1 From the Conservation Residential (C-R) Zoning District to the Medium Density Residential (R-M) Zoning District.

Solicitor Dinkelacker explained that the Public Hearing is being held pursuant to the Pennsylvania Municipalities Planning Code for a proposed map amendment to the Borough’s Zoning Ordinance. He stated that the amendment would change an approximate 1.6 acre tract of land from the Conservation Residential (C-R) Zoning District to the Medium Density (R-M) Zoning District. He explained that the zoning map draws boundaries between districts and the Zoning Ordinance determines what can and cannot be done within a zoning district. Ordinance No. 1158 is a requested change to a property owned by Rodale and is located east of Pennsylvania Avenue where Arch Street and Tilghman Street intersect. The total size of the property is 9.85 acres. At present, approximately 1.6 acres of the property is located in the Conservation Residential Zoning District and the rest, approximately 8.2 acres, is located in the Medium Density Residential Zoning District. Solicitor Dinkelacker stated that there is a proposal to place a 49-unit town house development on the lot. He stated that town houses are permitted in the R-M Zoning District but that town houses are not permitted in the C-R Zoning District. The owner of the property and the developer are asking for the 1.6 acres to be rezoned to the R-M Zoning District. Solicitor Dinkelacker explained that depending upon the outcome of tonight’s meeting, the developer’s plan will be reviewed by the Zoning Hearing Board for a Special Exception Use to place town houses on the property. He explained that there are certain criteria that must be met for town houses to be placed on the property. If the Special Exception is approved by the Zoning Hearing Board, the developer’s plan must be reviewed by the Borough’s Planning Commission for further review. Based on the Planning Commission recommendation, the plan will then be brought back to Council for final action. Solicitor Dinkelacker stated that tonight’s Public Hearing is to focus on the rezoning of the 1.6 acres of land. Development issues will be handled at the Zoning Hearing Board and Planning Commission.

EMMAUS BOROUGH COUNCIL

Solicitor Dinkelacker presented several exhibits:

- Exhibit A: Draft Ordinance.
- Exhibit B: The Affidavit of Publication for the Public Notice which was run in the East Penn Press.
- Exhibit C: A copy of the Emmaus Zoning Ordinance which was sent to all concerned parties, including the Lehigh Valley Law Office, Rodale Press, the Lehigh Valley Planning Commission, and the Borough's Planning Commission.
- Exhibit D: A copy of the Emmaus Zoning Ordinance which was sent to the neighboring municipalities including, the Borough of Macungie, the Borough of Alburtis, Lower Macungie Township, Upper Milford Township, and Lower Milford Township.
- Exhibit E: A letter of response from Lower Macungie Township.
- Exhibit F: A letter of response from Upper Milford Township.
- Exhibit G: A letter of response from the Lehigh County Planning Commission.

Solicitor Dimmich invited Joe Bubba to the podium. Mr. Bubba stated that he represents the developer, W2B2, in the matter. He stated that the applicant is seeking to amend the Borough of Emmaus Zoning Map to change 1.6 acres from the Conservation Residential District to the Medium Density Residential District. He clarified that there are currently 2.8 acres located in the C-R Zoning District, which would leave 1.2 acres in the C-R Zoning District if the Ordinance passes. He stated that the proposal is not meant to seek density, traffic, or issues by the change in zoning. He stated that the developer is proposing to increase and dedicate open space for public access. He stated that under the current zoning requirements, the developer is allowed to build 46 town houses and 4 single lots. The developer is proposing to develop the tract with 49 total units with more green space and a trail. The recreational space under the current zoning conditions is 55,800 sq. ft. with a walking path of 1,440 l.f. Under the proposed conditions the recreational space would increase to 81,361 sq. ft. with a walking path of 2,875 l.f. Mr. Bubba stated that apartments are also allowed to be built under the current zoning conditions, however, the developer is not proposing to build apartments. He stated that the greenspace could be limited to the development, however, the developer is proposing to dedicate the space to public use and connect the greenspace to the park.

Mr. Bubba presented several exhibits:

- Exhibit 1: Map showing proposed Zoning Map Amendment.
- Exhibit 2: Map showing 46 town homes and 4 single lots under current zoning.
- Exhibit 3: Map showing 49 proposed town homes and green space.
- Exhibit 4: Google map.
- Exhibit 5: Tax Assessment map.

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- Exhibit 6 & 7: Pictures of various town homes.

Council Comments

Mr. Brown asked if the developer will build the 4 single family homes if they are not approved for the Zoning Map Amendment. Mr. Bubba responded affirmatively. Mr. Brown voiced concern about access to the area for residents and public safety issues. He questioned if there are plans for another access point. Mr. Brown stated that he did not receive a copy of the Lehigh Valley Planning Commission review. Solicitor Dinkelacker stated that the LVPC noted inconsistencies with the Southwestern Comprehensive Plan due to the fact that 1.5 acres are located within the Conservation Zone. Mr. Anders asked for Mr. Bubba to restate the amount of open space between the two plans. Mr. Bubba restated the amount of open space. Mr. Anders questioned why the public would not be allowed to use the open space in the current plan versus the proposed plan. Mr. Labenberg questioned how long the proposed trail would be. Mr. Bubba responded that the trail would be over ½ mile. Mr. Anders asked if the Borough will be responsible for maintaining the trail. Mr. Bubba stated that the maintenance of the trail will be worked out at a later date with the Homeowner's Association. Mr. DeFrain stated that according to Application 2, the developer could build 46 town houses and 4 single lots. Solicitor Dinkelacker stated that the only approval needed would be a Special Exception through the Zoning Hearing Board.

Public Comments

1. Dave Moyer, 1384 Arch Street – voiced concerns about traffic and not having two access points. He stated that he believes traffic is a safety concern with many young children playing in the area. Mr. Moyer asked for clarification on the Conservation District and the process that is required to build the town houses. Solicitor Dinkelacker explained the process of building the proposed town houses. Mr. Moyer voiced concerns about stormwater run-off. Solicitor Dinkelacker responded that there is a very stringent permitting process and the standard is to infiltrate the stormwater into the ground. Mr. Moyer questioned environmental laws. Mr. Bubba responded that the purchaser conducted environmental studies of the property through an outside engineering firm prior to purchasing the property.

2. Dan Schmidt, 1242 Pennsylvania Avenue – echoed Mr. Moyer's concerns. He presented a petition to Council opposing the Zoning Map Amendment. Solicitor Dinkelacker marked the exhibit as R-1.

3. Barbara Graff, 1369 Arch Street – voiced concern that eliminating the cul-de-sac will eliminate public parking on Arch Street. She stated that she spoke with Mr. Farnsworth concerning the notices that were supposed to be mailed out referencing tonight's Public Hearing. Solicitor Dinkelacker stated that the meeting was advertised in accordance with the Municipalities Planning Code and was properly advertised. Mr. Pepe responded that Mr. Farnsworth voluntarily sent out notices to more homes than he was required. Ms. Graff stated that she does not believe that the property was posted for the meeting. Mr. Pepe responded that the property was posted and pictures were taken of the posting.

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4. **Linda Kriebel, 344 Delong Avenue** – stated that she received the notice but her other neighbors did not. Solicitor Dinkelacker responded that Mr. Farnsworth voluntarily sent out notifications of the meeting. Ms. Kriebel voiced concerns about traffic and stated that she agrees with the prior comments that were made.

5. **Jessi O’Donald, 1312 Pennsylvania Avenue** – questioned who will maintain the walking trail. Mr. Bubba responded that the Homeowner’s Association will be responsible. She also questioned who will maintain the stormwater system. Mr. Bubba responded that the Homeowner’s Association will be responsible. She stated that there are major stormwater issues on Arch Street and her property is especially affected. She encouraged Council to table their decision because she believes there are many stormwater issues. She stated that she does not appreciate being threatened by the knowledge that apartments could be built there. She stated that there are major concerns with public access, parking, and stormwater.

6. **Dee Barebo, 105 Elm Street** – questioned why the area was originally zoned as Conservation Residential. Solicitor Dinkelacker responded that he does not know the answer. She stated that according to the Borough website, a C-R District is not environmentally suitable for development. She encouraged Council to table the motion and invited them to visit the area in question.

7. **Robin Barebo, 364 Delong Avenue** – voiced concern about traffic. She stated that more research is needed before voting on the Zoning Map Amendment. She stated that it is very important to keep the area safe.

8. **Jeff Natysyn, owns the property that borders the Rodale property to the cul-de-sac.** He encouraged Council to make a decision that benefits the residents. He encouraged Council to table the motion and do more research.

Follow-up Questions from Council:

Mr. Labenberg asked if the proposed development has more or less impervious coverage to which Mr. Bubba answered less. Mr. Bubba stated that he agrees that open space is valuable. He stated that the developers did not buy the land to keep it vacant. They can develop it right now if they chose to. He also stated that the concerns of the residents will be addressed through land development. Mr. Anders asked if tabling the Ordinance is a possibility. Solicitor Dinkelacker responded that it is a possibility and the item would be brought up at the next Council Meeting. Mr. DeFrain questioned if the resident’s issues will be addressed during the next steps of the land development process. Solicitor Dinkelacker responded affirmatively and stated that the next step will be to seek the Zoning Hearing Board approval for a Special Exception after which the developer will supply a fully engineered plan. He stated stormwater issues will be reviewed in land development with the Borough, the Lehigh Valley Conservation District and the Lehigh Valley Planning Commission. He stated that parking and traffic issues will be reviewed through the Borough. He also stated that recreational and maintenance issues with the trail will be reviewed during the land development process. Mr. Pepe stated that there will be two other opportunities for Borough Council to oppose or support the project. Mr. Shubzda asked Solicitor Dinkelacker if the developer will be able to build even if Council denies the Zoning Map Amendment. Solicitor

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Dinkelacker responded that the developer has other options because most of the land is located in the R-M Zoning District which allows town homes and the C-R District allows for single family homes. Mr. Barrett asked Mr. Bubba for a timeline on the project. Mr. Bubba responded that he believes the developer will go before the Zoning Hearing Board for a Special Exception Use in December with plans being submitted in early 2018. He stated that he believes building will begin closer to the 3rd quarter of 2018. Mr. Barrett asked if Council denies the Zoning Map Amendment, will the developer stay with Application 2? Mr. Bubba responded affirmatively. Mr. Barrett asked if the Borough is losing the Conservation area. Mr. Bubba responded that theoretically it is a trade. It will look like spot zoning to make the front Conservation. He asked if the green space will remain the same. Mr. Bubba responded that green space increases in Application 3.

Mr. Labenberg thanked Solicitor Dinkelacker and Mr. Bubba for their explanations. He thanked the residents for attending the meeting and for voicing their opinions.

Mr. Labenberg adjourned the Public Hearing at 8:14 p.m.

Shane Pepe
Borough Manager

Transcribed by: Paula Weiant
Administrative Assistant
October 16, 2017

EMMAUS BOROUGH COUNCIL

The Emmaus Borough Council met in regular session on October 16, 2017 in Borough Council Chambers, 28 S. 4th Street, Emmaus, PA 18049.

CALL TO ORDER

Mr. Labenberg called the Meeting to order at 8:15 p.m.

Brent Labenberg, President	Present
Wesley Barrett, Vice President	Present
Roy Anders	Present
Nathan Brown	Present
Chris DeFrain	Present
Lee Ann Gilbert	Present
Jeffrey Shubzda	Present
Winfield Iobst, Mayor	Present
Tom Dinkelacker, Solicitor	Present
Shane Pepe, Borough Manager	Present

PERSONAL APPEALS, PART I

A. Jessi O'Donald, 1312 Pennsylvania Avenue – thanked Mr. Pepe for his response on the retention pond on Arch Street. She stated that the retention basin does not work properly. She stated that she asked 9 years ago for the fence and the gate to be fixed and it has not happened. She stated that she is concerned about where the stormwater will go from the retention basins. She stated that she will be at the Zoning Hearing Board meetings that will be held on the town house proposal because she needs to protect herself. She stated that the stormwater basin on Arch Street overflows and leads to Pennsylvania Avenue to the stormwater basin and goes across Pennsylvania Avenue to Shimerville Road to Leibert Creek. She stated that there is a sinkhole on Pennsylvania Avenue and PennDot stated that the sinkhole and the missing pipe is a Borough issue. She stated that stone and cold patch was put on the sinkhole but the pipe was never replaced. The sinkhole is opening again and there is a 2nd spot that is sinking. She asked if the Borough could make this a priority for next year. She thanked Council for their time and encouraged Council to obtain more information before making a decision on the Zoning Map Amendment. Mr. Pepe stated that the Borough will camera the sewer line to look for any visible cracks or deterioration so that any necessary repairs can be budgeted for 2018.

COMMUNITY MINUTE

Mr. Anders reminded everyone that the Halloween Parade will take place on October 21, 2017 at 7:30 p.m. The BB&T Halloween in Emmaus 5K Race will take place prior to the parade, with a start time of 7:00 p.m.

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SPECIAL PRESENTATIONS – None.

READING OF MINUTES

Motion by Mr. Brown, seconded by Mr. DeFrain to adopt the October 2, 2017 Council Minutes as drafted. There were 7 ayes. Motion carried.

DECISION ON BIDS – None.

COMMUNICATIONS

- a. Craig Neely, 209 Main Street – Request Reappointment to the General Authority (term expires 1/1/2018).
- b. John Stover, Jr., 537 Chestnut Street – Request Reappointment to the Emmaus Vacancy Board (term expires 1/1/2018).
- c. Meghan Reed, Emmaus Main Street Partners Manager – Annual Old-Fashioned Christmas Event Request. Event to be held on December 2, 2017. Referred to Parks and Recreation Committee.

BOROUGH ENGINEER’S REPORT – None.

SOLICITOR’S REPORT

Progress.

UNFINISHED BUSINESS, PART I

Ordinance No. 1158 – An Ordinance Amending the Borough of Emmaus Zoning Ordinance by Amending the Official Zoning Map to Change the Zoning Classification of a 1.6 Acre (More or Less) Tract of Land Forming a Part of the Property Know as “Pennsylvania Avenue Rear” and Identified by Lehigh County Tax PIN Number 549420946925 1 From the Conservation-Residential (C-R) Zoning District to the Medium Density Residential (R-M) Zoning District (1st Reading 8/21/2017 (2nd Reading 10/16/17).

Motion by Mr. Brown, seconded by Mr. Shubzda to adopt Ordinance No. 1158 - An Ordinance Amending the Borough of Emmaus Zoning Ordinance by Amending the Official Zoning Map to Change the Zoning Classification of a 1.6 Acre (More or Less) Tract of Land Forming a Part of the Property Know as “Pennsylvania Avenue Rear” and Identified by Lehigh County Tax PIN Number 549420946925 1 From the Conservation-Residential (C-R) Zoning District to the Medium Density Residential (R-M) Zoning District on its 2nd Reading. Roll call vote: Mr. Brown, nay; Mr. Shubzda, aye; Mr. Anders, nay; Mrs. Gilbert, aye; Mr. DeFrain, aye; Mr. Barrett, abstain; Mr.

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Labenberg, aye. There were 4 ayes, 2 opposed (Mr. Anders, Mr. Brown), 1 abstention (Barrett). Motion carried.

Mr. Brown stated that after reading the letters from the Lehigh Valley Planning Commission, Upper Milford Township, Lower Macungie Township, and in accordance with the Southwestern Lehigh Comprehensive Plan, he will not support the motion. He stated that he understands that the developer does not need the Zoning Map Amendment to be able to develop, but he does not support the amendment. Mr. Barrett asked Mr. Brown if he supports Application 2. Mr. Brown answered affirmatively. Mr. Barrett stated that his initial reaction was to support Application 2, but he does support more green space. He stated that this is a very difficult decision. Mr. Barrett stated that he will abstain from the vote as he has done previously with any land development projects. Solicitor Dinkelacker encouraged Mr. Barrett to vote because there is no conflict of interest in this matter. Mr. Anders stated that this is a very difficult situation and that he will support Application 2. Mr. Labenberg stated that he will support the motion because there will be more green space and less impervious space. He stated that this motion is a very emotional issue for the residents that live near the proposed development and their issues will be addressed either through the Zoning Hearing Board or the Planning Commission. Mr. Pepe reminded Council that they will have the ultimate decision on the development. Solicitor Dinkelacker reminded Council that the developer's plan must comply with the Borough's Ordinances and the laws that affect land development.

Mr. Labenberg thanked everyone for their input and encouraged them to attend the Zoning Hearing Board meeting to be held on the matter at a later date.

Ordinance No. 1163 – An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 1, Subsections 341 and 343 of the Code of Ordinances, Amending the Number of Members and Residency Requirements for the Emmaus Arts Commission (1st Reading 9/18/17) (2nd Reading 10/16/17).

Motion by Mr. Brown, seconded by Mr. DeFrain to adopt Ordinance No. 1163 – An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 1, Subsections 341 and 343 of the Code of Ordinances, Amending the Number of Members and Residency Requirements for the Emmaus Arts Commission on its 2nd Reading. Roll call vote: Mr. Brown, aye; Mr. Shubzda, aye; Mr. Anders, aye; Mrs. Gilbert, aye; Mr. DeFrain, aye; Mr. Barrett, aye; Mr. Labenberg, aye. There were 7 ayes. Motion carried.

NEW BUSINESS

Ordinance No. 1164 – An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 15§602.2.A of the Emmaus Borough Code, Removing a Residential Handicapped Parking Sign on the Public Street Located in Front of 656 Ridge Street Within the Borough of Emmaus (1st Reading 10/16/17).

EMMAUS BOROUGH COUNCIL

Motion by Mrs. Gilbert, seconded by Mr. Brown to adopt Ordinance No. 1164 – An Ordinance of the Borough of Emmaus, Lehigh County, Pennsylvania, Amending Chapter 15§602.2.A of the Emmaus Borough Code, Removing a Residential Handicapped Parking Sign on the Public Street Located in Front of 656 Ridge Street Within the Borough of Emmaus on its 1st Reading. Roll call vote: Mr. Brown, aye; Mr. Shubzda, aye; Mr. Anders, aye; Mrs. Gilbert, aye; Mr. DeFrain, aye; Mr. Barrett; Mr. Labenberg, aye. There were 7 ayes. Motion carried.

Mr. Labenberg reported that Ordinance No. 1164 will have its 2nd Reading on November 20, 2017.

UNFINISHED BUSINESS, PART II – None.

ITEMS NOT ON AGENDA, subject to Rule 9 – None.

MAYOR’S REPORT

Progress.

COMMITTEE REPORTS

a. Public Works Committee

Mr. Brown asked Mr. Pepe to provide a status report of the ongoing projects.

Mr. Brown reported that the next Committee meeting is Monday, November 13, 2017 at 3:00 p.m.

Progress.

b. Health, Sanitation, and Codes Committee

Mr. Shubzda reported that the Borough received the 2018 Services and Fee Schedule from CodeMaster Inspection Services. He stated that there are no increases in fees for 2018 and the Committee will review the document.

The next Committee Meeting is October 19, 2017 at 4:15 p.m.

Progress.

c. Parks and Recreation Committee

Mr. Anders reported that at its last Committee meeting, the Committee discussed the Community Park baseball field infield. The field is worn out and there is some damage on it,

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mostly due to wear and tear from so many teams playing on it. Mr. Dychala believes that if the work does not get done this month, it won't get done due to the winter months, and high school baseball begins in March. Mr. Anders stated that the Committee recommends closing the baseball field by September 30th every year for maintenance purposes. Mr. Pepe explained that there are many leagues that are using the field and the field looks worn out. He stated that the Committee will discuss updating policies and rental rules.

Motion by Mr. Anders, seconded by Mr. Barrett to close the Emmaus Community Park large field annually by September 30th for field maintenance purposes. There were 7 ayes. Motion carried.

The next Committee Meeting is Tuesday, November 7, 2017 at 4:00 p.m.

Progress.

d. Public Safety Committee

Mrs. Gilbert reported that the Committee recommends hiring Connell-Greene Consulting Inc., to conduct testing of the concrete fire tower structure and surrounding soil prior to the demolition of the fire tower located at the fire training grounds.

Motion by Mrs. Gilbert, seconded by Mr. Brown to hire Connell-Green Consulting, Inc. in the amount of \$805.00 to conduct testing of the concrete fire tower structure and surrounding soil prior to the demolition of the fire tower located at the fire training grounds. There were 7 ayes. Motion carried.

Mrs. Gilbert reported that the Sanctuary at Haafsville submitted their contract for 2018 with the fees for their services remaining the same at \$50.00 per cat, \$110.00 per dog, and \$15.00 if a resident brings an animal to the Sanctuary.

Motion by Mrs. Gilbert, seconded by Mr. Brown to enter into a 2018 Assistance for Strays Contract with the Sanctuary at Haafsville. There were 7 ayes. Motion carried.

Mrs. Gilbert entertained questions about the Committee minutes.

The next Committee Meeting is Wednesday, November 1, 2017 at 3:00 p.m.

Progress.

e. General Administration Committee

Mr. Barrett reported that the Committee met on October 13, 2017 for several hours. He stated that there are many topics being discussed but none that need official action.

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The next Committee Meeting is Wednesday, October 26, 2017 at 9:00 a.m.
Progress.

f. Budget and Finance Committee

Resolution 2017-30, authorizing payment of the October 16, 2017 Bill List, as follows:

Bill List	\$	1,040,131.15
Payroll #21	\$	122,726.72
Payroll Taxes	\$	<u>42,841.99</u>
Total	\$	1,205,699.86

Done this 16th day of October 2017.

Motion by Mr. Shubzda, seconded by Mrs. Gilbert to adopt Resolution 2017-30. There were 7 ayes. Motion carried.

Mr. Labenberg reported that the first Budget Workshop will be held on Tuesday, October 24, 2017 at 4:00 p.m.

Progress.

g. Community Relations, Planning and Development Committee

Mr. DeFrain reported that the next Committee Meeting is November 9, 2017 at 4:00 p.m.

Progress.

PERSONAL APPEALS, PART II – None.

BOROUGH MANAGER’S REPORT

Mr. Pepe reported that the Significant Revenue and Expense Items for the first half of October 2017 are in the iPads and entertained questions about them. Mr. Pepe reported that the first draft of the proposed budget is in the iPads.

Progress.

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PRESIDENT'S BUSINESS

Mr. Labenberg recessed the meeting at 8:51 p.m. for an Executive Session to discuss legal issues and contract issues with no anticipated official action.

Mr. Labenberg reconvened at 10:25 p.m. with no official action taken.

Progress.

ADJOURNMENT

Motion by Mr. Anders, seconded by Mr. DeFrain to adjourn the October 16, 2017 Emmaus Borough Council Meeting. There were 7 ayes. Motion carried.

The Meeting adjourned at 10:25 p.m.

Shane M. Pepe
Borough Manager

Transcribed by: Paula Weiant
Administrative Assistant
October 19, 2017