

BOROUGH OF TATAMY COUNCIL MEETING

Monday, 3 Mar. 2025 6:30 PM Executive
7:00 PM Regular Mtg.
Llantrissant Retreat & Wellness Center
336 Bushkill Street
Tatamy, PA 18085



Regular Monthly Council Meeting Minutes

EXECUTIVE SESSION – (Pursuant to Title 65 Pa. C.S.A § 701 – The Sunshine Act)
Councilman Rob Wagner calls executive session to order at 6:30PM.

CALL TO ORDER

Councilman Rob Wagner calls the meeting to order at 7:03PM.

ROLL CALL

The following Council members were present at the meeting: Mayor James Pallante, Council President Bob Hayes (arrived at 7:15pm), Councilman Rob Wagner, Councilman Tim Frey, Councilman Mile Lester, Councilwoman Deb Frace, and Jr. Councilman Sam Maczko. The following Borough Administration were present at the meeting: Borough Manager Mark Saginario, Borough Administrator Kellie Nolder, Borough Solicitor Peter Layman, Public Works Supervisor Ryan McGinley, and Borough Engineer Jim Milot. The following members were excused from the meeting: Council Vice-President Pam Pearson, Council Pro-Tempore Kristine Porter, Police Chief Keith Snyder, and Zoning Officer Kathy Vossough.

READING, AMENDING & APPROVAL OF AGENDA

Councilwoman Frace makes a motion to approve/amend agenda. Councilman Lester seconds this motion. Motion passes unanimously.

COURTESY OF THE FLOOR

None.

APPROVAL OF COUNCIL MEETING MINUTES

Councilman Lester makes a motion to approve /amend 3rd February 2025 Regular Council Meeting. Councilman Frey seconds this motion. Motion passes unanimously.

APPOINTED COUNCIL MEMBER COMMITTEE REPORTS & REPORT OF ELECTED OFFICIALS

- a) Councilman Wagner gave the Personnel, Finance & Admin. Committee report. The following topics were discussed at the meeting: February Treasurer report and Financial reports, Crimewatch, Police RMS upgrade to pathfinder, stairwell & upper lobby repairs and painting, grant updates, resident complaint, and Main Street deficiencies. The next meeting is on April 2nd, 2025.
- b) Parks & Recreation Committee was canceled this month. The next meeting is on March 10th, 2025.
- c) Tim Frey, Chairman gave the Public Safety Committee report. The following topics were discussed at the meeting: all departments gave their report, Chrin Sketch plan, Crimewatch, and project lifesaver. The next meeting is on March 20th, 2025.
- d) Public Works & Facilities Committee meeting was canceled this month. The next meeting is on March 11th, 2025.
- e) Community & Economic Development Committee was canceled this month. The next meeting is on March 19th, 2025.
- f) Council President Bob Hayes gave the Environmental Steering Committee report. The following topics were discussed at the meeting: MSW/ recycling contract, sinkholes, and yard waste/disposal. The next meeting is on March 13th, 2025.
- g) Borough Administrator Kellie Nolder gave the Workplace Safety Committee report. All reports from the department were no incidents or concerns and had the yearly walkthrough of the Fire Company.
- h) Nazareth Council of Governments was canceled this month. The next meeting is on March 20th, 2025.
- i) Elected Official Open Floor- Councilwoman Frace commented on the Fire Company Craft fair and it was a great success.

REGULAR MONTHLY COUNCIL MEETING MINUTES

MAYOR'S COMMENTS & REPORT

- a) Jim Pallante, Mayor did not have any report, since we talked about everything he would want too in his report.

PUBLIC SAFETY REPORTS

- a) PD Chief Snyder gave the Police Report. Officer Assise passed his field training and is now fully on his own. A PT officer is coming in for an interview next week. Also, the department is still looking for another PT police officer. Project LifeSaver is on hold for now.
- b) FD Chief McDonald was not present at the meeting. Fire Company Report was not received to be given to Council.
- c) Don Dereamus was not present at the meeting to give the EMC report.
- d) Kathy Vossough, Zoning Officer, was not present at the meeting. Zoning Officer Report was not received
- e) Rob Epinger, Code Enforcement Officer, was not present at the meeting. Borough Manager Saginario gave the report. 203 Broad Street had an issue with the furnace. The tenants called the Fire Company, and the FD condemned the property. The landlord had a company come in and fix the furnace, the FD went back in and checked the furnace it was running correctly. The property had no heat, and the furnace had fumes coming from it and the tenants stayed in a hotel that night.

BOROUGH ADMINISTRATION REPORTS

- a) Jim Milot, Engineer, gave the Borough Engineer Report.
 - Myers Power (New Point Hills)- the plans were signed for Myers Power. Will get to LVPC to get recorded.
 - i. Developers Agreement
 - ii. Public Improvements Estimate & Letter of Credit
 - Tatamy Farms, LLC- Received a request from Tuskes for the security release and acceptance and dedication of Phase 1. A final walkthrough needs to be completed before the request is accepted.

Councilman Frey makes a motion to have a final walkthrough of Tatamy Farms Phase 1. Councilman Wagner seconds this motion. Motion passes unanimously.

 - i. Dedication / Maintenance of Roadways Checklist - Update
 - ii. Storm & Sewer Report- Update
 - iii. Detention Pond Sinkhole Evaluation - Update
 - Tatamy Trail – Two Rivers Phase I- No updates
 - i. Bid Specs
- b) Michael Lester, Chairman gave the Sewer Authority Report. The laptop is all set up and running, all data is saved under OneDrive. Tatamy has enough capacity for Hobson Street Development and the Chrin Lots. But if more development comes into Tatamy we would have to buy more capacity from other municipalities around us.
- c) Peter Layman, Esquire did not have a report for the Borough Solicitor report.
- d) Ryan McGinley gave the Borough Public Works & Facilities Report. The PW department had training this month, have a few more trainings coming up in the next couple of months. PA American Water had a Main break that caused a sinkhole, all is fixed. PW did some upgrades to the Borough office, like some painting in the lobby and PW office.
- e) Mark A. Saginario gave his Borough Manager Report. Borough Manager Saginario made his report easier to read for Council. A lot in his report was discussed already in the meeting.

REGULAR MONTHLY COUNCIL MEETING MINUTES

f) Treasury & Financial Reports

Mark A. Saginario

Borough of Tatamy		
<u>TREASURER'S REPORT - FEB 2025</u>		
Beginning Balance of General Fund as of:	<u>29-Jan-25</u>	\$ 334,497.89
Deposits:	29 JAN 2025 - 25 FEB 2025	\$ 106,529.55
Disbursements:	29 JAN 2025 - 25 FEB 2025	\$ 67,081.74
Ending Balance w/ Transactions, as of	<u>25-Feb-25</u>	\$ 373,945.70
	Bank Balances: (Available)	
<u>Fidelity Bank - Borough Funds</u>	<u>As of 25 FEB.</u>	
Broad Street Paving Fund	\$ 89,298.70	
General Fund Checking	\$ 373,945.70	
Operating Reserve	\$ 29,685.61	
Building Fund	\$ 8,874.83	
Police Vehicle / Equipment Fund	\$ 2,971.33	
Street Paving Fund	\$ 33,494.32	
Truck / Equipment Fund	\$ 3,104.00	
Highway Aid	\$ 8,413.14	
Refuse	\$ 123,602.16	
Recreation Fund	\$ 218,709.55	
Tatamy Grant Funds	\$ 16,494.25	
Relief Fund - Borough Residents	\$ 7,759.10	
General Fund Savings	\$ 38,507.89	
Total Balance of Borough Operating Funds	\$ 954,860.58	
<u>Fidelity Bank - Escrow Accounts</u>		
Escrow Master Account - Tatamy Borough	\$ 0.14	
Escrow Disbursement Account	\$ -	
Escrow Account, Non-Developers	\$ 4,610.90	
Sub - Chrin of Delaware xxx4218	\$ 2,027.38	
Sub - North St. Real-Estate xxx4221	\$ 118.47	
Sub - TMC Management Corp xxx4224	\$ 8,520.11	
Sub - Carson Commerce Lane xxx6687	\$ 500.01	
Sub - Newport Hill LLC xxx0230	\$ 3,214.58	
Sub - Charles Chrin Real Estate Trus xxx0388	\$ -	
Sub - Tatamy Farms LLC xxx1093	\$ 3,062.33	
Total Balance of Borough Escrow Funds	\$ 18,991.59	
Fidelity Bank CD Acct.	\$ 26,085.47	
Total Balance of Borough Funds	\$ 999,937.64	
<u>Tatamy Borough Delinquent Accounts</u>		
Refuse Delinquents 2018 - 2024	\$ 19,914.29	
Refuse Delinquents 2025	\$ 19,905.31	
Total Delinquent Refuse	\$ 39,819.60	

REGULAR MONTHLY COUNCIL MEETING MINUTES

Interim & Real-Estate Tax Delinquents 2023	\$	-	
Interim & Real-Estate Tax Delinquents - 2024	\$	54.57	
Real-Estate Tax Delinquents 2025	\$	-	
Interim Real-Estate Tax Delinquents 2025	\$	172.80	
Real-Estate Tax Total Delinquents	\$	227.37	
Total Borough Delinquent Accounts	\$	40,046.97	

Councilman Lester makes a motion to ratify paid monthly bills & to pay bills & operating expenses as funds are available through 7 April 2025. Councilman Frey seconds this motion. Motion passes unanimously.

TATAMY PLANNING COMMISSION

- a) Jim Milot gave the Planning Commission Report. The residents brought in their petition opposition to village at Hobson Square. The committee and residents had an open discussion and answered all questions and concerns. Tuskes representatives explained the plan to the committee and residents. All questions and concerns were answered and spoken on. Planning Commission members made a motion to recommend sending to Council.
 - a. Village at Hobson Square

REGULAR MONTHLY COUNCIL MEETING MINUTES

PRESIDENT'S CORRESPONDENCE

President Hayes did not have a report to give.

CURRENT BUSINESS

- a) Councilwoman Frace makes a motion to send Borough Solicitor Layman to Zoning Hearing Board, Chrin Commerce Centre. Councilman Frey seconds this motion. Motion passes unanimously.
- b) Keystone representatives were present at the meeting to discuss the Zoning & Code Enforcement. The Council had an open discussion. Councilman Wagner makes a motion to appoint Keystone as the Zoning & Code Enforcement for the 2nd quarter. Councilman Frey seconds this motion. Motion passes unanimously. Councilman Lester absents from this motion.
- c) Councilman Frey makes a motion to approve Village @ Hobson Square time Limit Extension. Councilman Lester seconds this motion. Motion passes unanimously.
- d) Councilman Wagner makes a motion to approve Crime Watch Proposal. Councilman Frey seconds this motion. Motion passes unanimously.
- e) Borough Manager Saginario explained both HB 308 of 2025 & SB 365 OF 2024 to the Council and the Council had an open discussion.
- f) Main Street Deficiencies- Borough Manager Saginario and Mayor Pallante met with Main Street residents on their concerns on Main Street. Manager Saginario
- g) Informational- Borough Manager Saginario discussed the information with the Council.
 - Whitetail Call Log – January
 - Realty Transfer Detail Report, January 2025 (No Report)
 - Portnoff Delinquent, January 2025
 - Act 13 2024 Real-Estate Delinquent Report
 - Borough Assessment
 - Act 44, Liquid Fuels Payment, 2025
 - PA Dept of Revenue Memo
 - PA Auditor General Acceptance, AG-385 Report
 - PSAB 2025 Legislative Priorities

ORDINANCES

None

RESOLUTIONS

None

CORRESPONDENCE FORWARDED TO COUNCIL BY EMAIL

Prospect St. Sinkhole

CURRENT SUBDIVISION / LAND DEVELOPMENT TIME LIMIT EXTENSIONS

The Village at Hobson Square, Tatamy Farms, LLC 3 Mar. 2025

FOR THE GOOD OF THE ORDER / COURTESY of the FLOOR

- Courtesy of the Floor *Non-agenda items
- Items to be placed on future Council agendas.
- The next Council Meeting will be held on Monday, 7th April
- 2025 commencing at 7:00 PM.

REGULAR MONTHLY COUNCIL MEETING MINUTES

ADJOURNMENT

Councilman Lester makes a motion to adjourn the meeting. Councilwoman Frace seconds this motion. Motion passes unanimously.

President Hayes adjourns the meeting at 9:28PM

Respectfully submitted,

Mark Saginario, Borough Manager / Secretary

REGULAR MONTHLY COUNCIL MEETING MINUTES