

Borough of Mayfield

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ALEXANDER J. CHELIK
Mayor

DIANA CAMPBELL
Council President

JAMES PERRY
Borough Secretary

OWEN M. COLEMAN, ESQ
Solicitor

MAYFIELD BOROUGH COUNCIL Wednesday, December 11, 2024

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Call to Order at 7:00 p.m. by President Diana Campbell followed by Pledge of Allegiance.

Roll Call: Wendy Bochnovich, Bridget Boettcher, Diana Campbell, Tiffany Casey, Tom Hartman, Mary Rosler, Jennifer Rossi were present. Mayor Alexander Chelik and Atty. Owen Coleman were also present.

Public Input

No public input, but Diana reported that Mark Cordelli, Lackawanna County Director for Community Relations, sent in information about upcoming events in the county.

Administration – Diana Campbell

Motion by Bridget Boettcher to approve the minutes of November 13, 2024. Second by Mary Rosler. Passed 7-0.

Motion by Bridget Boettcher to accept the Treasurer's report for November, 2024. Second by Tom Hartman. Passed 7-0.

Motion by Tom Hartman to pay all bills listed and all others mentioned. Second by Mary Rosler. Passed 7-0.

Streets and Public Works – Tom Hartman

Tom reported that the deed for the 1000 block of Delaware Street has been sent in by Atty Coleman. Needed is the Laurel Road dedication which is unrecorded. Tom will work with Atty. Coleman to get this done.

On December 10, Tom Hartman, Tony Grizzanti, Mayor Chelik, Dr. Marc Wyandt, Principal Kevin Sullivan, Chief Perechinsky, Lori Ransom from the railroad, and Wendy Bochnovich met with April Hannon from PennDOT, along with several environmentalists and engineers from PennDOT, for the environmental scoping meeting for the sidewalk project on site. They were checking to make sure that there were not any environmental issues. A pole with no wires on it right next to the railroad bridge was a concern and Lori is looking into it. She is also looking into having the old boards that formed a fence along the tracks removed. Tony reported that KBA had surveyed the area and will be sending a preliminary plan soon. April stated that because this is federal money and must be bid through ECMS (the Engineering and Construction Management System for PennDOT), the project probably won't be ready for construction until June of 2026 as soon as school is out.

The 6 storm drain boxes project on Chestnut, Walnut, and Pine Streets have been installed by Paul Natishak, Andrew Baldan, and Dave Lee. Only the paving is not completed.

Tom said he will check with PPL about the pole lights.

The repairs to the traffic signals that we voted for last time were completed and the bill for that is \$1359.23. It is on the list of December bills.

Tom reported on a bill from Northeast Signal & Electric Company for \$1,125 from March 9, 2023. Paul Natishak's name is on the bill as the source of the information. He said because of mismarkings, Kriger hit a conduit. The bill was delayed because the poles were not in and are still not in. Because it was last year, we cannot pay with liquid fuels money. Tom is finding out more information before we decide whether or not to pay the bill.

Motion by Tom Hartman for an ordinance to accept the dedication of the 1000 block of Delaware Street. **(Ordinance #2024-17)** Second by Jennifer Rossi. Passed 7-0

Mayor Chelik discussed adding a turn signal to the light entering Parry Plaza. It would cost around \$5000. This will be considered further at the next meeting.

Joe Tomcavage mentioned lights out on the Casey Highway.

Buildings and Parks – Jennifer Rossi

Jennifer reported that the borough building project is on schedule. She also reported that she is working on the recycling reimbursements.

Motion by Jennifer Rossi to not do the aprons and sidewalks at the DPW garage and pursue details on doing part of the floor including a drain. Second by Wendy Bochnovich. Passed 7- 0.

Motion by Jennifer Rossi to have Kleinbauer Mechanical service the Emergency Services Center heating system every winter. Second by Tiffany Casey. Passed 7- 0. He just did maintenance on the boiler and water heater.

Athletic Complex and Playgrounds – Mary Rosler

Mary said she is looking for more grant information. Many have high matches.

Public Safety and Rental Inspections – Bridget Boettcher and Tiffany Casey

Fire Chief Joe Tomcavage reported 29 calls for the month of November, 2024.

Zoning Officer Jason Smith reported 0 zoning permits and 6 UCC permits for a total of \$7,318.50 for the month of November.

Planning Commission report – Mayor Chelik

Mayor Chelik reported that the main topic of discussion at the December 4th meeting was the commonly unwanted land uses and the land use types already in existence. All were reminded that if an unwanted land use is not accepted by one of the five participants, then all must be responsible for that use.

Report on rental inspections.

Tiffany reported that she updated the inspection report form, added more details, and included codes and a checklist so that the landowner knows what to expect. This form then goes to Zoning Officer, Jason Smith to schedule an appointment. She will email it to Diana to put on the website.

The question of subsequent inspections was discussed because they are not charged anymore now. If another inspection is needed, we need to discuss changing fee schedule. Will put on the agenda for next time, then advertise and put out an ordinance.

Tiffany will contact the tax collector to possibly obtain a list of rental units.

Flood Control – Wendy Bochnovich

On November 21, the Flood Committee, Len Jaskowiec, Jim Perry, Ron Ryczak, and Wendy met and discussed 1) the excessive shoaling upstream from the Poplar Street bridge, along with the letter written to DEP and the Army Corps: Ron suggested a transit be used to take a reading on the difference in elevation between the partially submerged flapgate and the Poplar Street bridge. This could be used in an argument to both DEP and the Army Corps that something needs to be done. 2) the spoil levee behind United Laminations: Recommended was that a future grant possibly be written for an engineering study on what can be done to eliminate the flood risk behind United Laminations. Jim suggested we walk the area, take pictures, and write a letter to DEP and the Army Corps to make them aware of the problem. 3) the possibility of having to borrow \$258,000 for the levee grant match: Although borrowing \$258,000 would be a burden on the budget, a long-term loan is an alternative. The argument for the loan was it was foolish to give up the \$2.3 million grant and residents in the floodplain were depending upon the help. The argument against was that we already have a loan payment for 3 more years on the paving loan and residents want more roads paved. Also, even if this project went through, those in the floodplain would still remain in the floodplain, since all requirements for FEMA would still not be met.

The committee met again on December 4 and walked behind United Laminations. Tony Grizzanti was contacted for the lidar map that KBA had from the bowling alley to the Chestnut Street bridge. It was felt that this was a source of possible flooding and needed attention. The intent is to contact DEP and the Army Corps for some guidance. KBA will also be contacted about an engineering study on the area. This committee is meeting again December 12 to look at the maps from KBA.

Mayor's Report – Mayor Alexander J. Chelik

Police Chief Joe Perechinsky reported 457 calls for the month of November.

In particular, he is focusing on some blighted properties and working with the owners and their attorney.

The mayor reported on an unusual request from a family asking if they could bury the ashes from the cremation of a family member on their property, which consist of a large tract of land. After consulting with the borough solicitor and doing research, the mayor reported that although there are many restrictions on the cremation process, when the ashes are handed over to the family, there are no Pennsylvania laws controlling where the cremated remains are deposited of, unless there are local restrictions.

Act 32 Report – Mayor Alexander J. Chelik

Mayor Chelik presented data on the collection of the Earned Income Tax by Berkheimer from January of 2024 until the end of November 2024 that indicated an increase in collections of \$18,845 or 7.88% more than at the same time in 2023.

Solicitor's Report – Atty. Owen M. Coleman

Attorney Coleman said he will record the deed for Delaware Street.

Old Business

Motion by Diana Campbell to accept the commonly undesirable land use list. Second by Jennifer Rossi. Passed 7-0.

Mine Reclamation grant- Mayor Chelik attended a meeting and reported the argument for a sole source for the engineering part of the project was accepted. The engineering will not have to be bid out, the work that has been completed already will be accepted. The rest of the project will have to be formally bid out. Still waiting for the approval to start. Ron and Diana are the signatories. We do not have the actual contract yet.

Langen economic development

Motion by Mary Rosler to accept the Planning Commission recommendation to grant final approval for the Langan Land Development plans. Second by Tiffany Casey. Passed 7-0.

Motion by Wendy Bochnovich to accept the Planning Commission recommendation to grant final approval of the subdivision plans of Langan Economic Development. Second by Mary Rosler. Passed 7-0. There were several properties that were put together for the project.

Delinquent garbage fees were discussed. Diana spoke with county office and learned they have a 95% collection rate.

The mayor presented council with a chart that listed the tax collector's delinquent list sent to the county in January of the delinquents for the previous year on both real estate and refuse fees, and the December 31 amount that the Treasurer reported in collection for that year. The study covered years 2014 through 2023 and the result reported from that period listed on the plus side of \$1,781.14 collected in real estate taxes for that period and \$13,881.55 collected by the county in refuse fees more than sent delinquent during that period. This report is a good indicator that the county is doing a very good job in the collection of delinquent real estate and refuse fees at no cost to the borough in expenses or personnel time and effort.

New Business

Motion by Jennifer Rossi to approve the tax ordinance for the 2025 budget (**Tax Ordinance #2024-15**). Second by Wendy Bochnovich. Passed 7-0.

Motion by Bridget Boettcher to approve the resolution for the 2025 budget (**Budget Resolution #2024-16**). Second by Tom Hartman. Passed 7-0.

Motion by Tom Hartman to approve a request by Corinne and Sean Durkin to assign an address on a lot they purchased at the corner of Linden Street and Willow Way (1205 Linden) in Mayfield Heights. Second by Mary Rosler. Passed 7-0.

Public Input

None

Motion to adjourn by Diana Campbell. Second by Jennifer Rossi. Passed 7-0.
The meeting was adjourned at 8:35.