

Borough of Mayfield

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ALEXANDER J. CHELIK
Mayor

DIANA CAMPBELL
Council President

PHYLLIS A. JASKOWIEC
Borough Secretary

JAMES PERRY
Assistant Secretary

OWEN M. COLEMAN, ESQ
Solicitor

MAYFIELD BOROUGH COUNCIL Wednesday, September 11, 2024

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The meeting was called to order at 7:00 p.m. by President Diana Campbell followed by the Pledge of Allegiance.

A moment of silence was held to honor the victims of September 11.

Diana also announced there would be a short executive session after public input at the end of the meeting.

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

Public Input - None

Administration – Diana Campbell

Motion by Jennifer Rossi to approve the minutes of August 14, 2024. Second by Tom Hartman. Passed 5-0.

Motion by Mary Rosler to approve the minutes of the special meeting of August 14, 2024. Second by Tom Hartman. Passed 5-0.

Motion by Tom Hartman to accept the Treasurer's report for August, 2024. Second by Jennifer Rossi. Passed 5-0.

Motion by Mary Rosler to pay all bills listed. Second by Jennifer Rossi. Passed 5-0.
There was a question about the bill from Griffin Pond. Diana will check into it.

Streets and Public Works – Tom Hartman

Atty. Coleman is going to look into the deed for the 1000 block of Delaware Street so that it can be added to our Liquid Fuels list of streets.

Tom reported that he is waiting to hear from Kriger on the paving of the block of Whitmore Ave. that has all of the pave cuts.

Motion by Tom Hartman to purchase materials and replace 6 storm drains under the 3 railroad bridges. Will be paid with liquid fuel funds and not exceed \$20,000. Paul Natishak is seeking quotes from three places and will select the best quote. Second by Jennifer Rossi. Passed 5-0.

Buildings and Parks – Jennifer Rossi

Jennifer reported on the progress of the borough building renovation project. Adding sheetrock instead of paper over the paneling and an electrical issue were discussed. Tom Joyce helped with the discussion over whether the three phase electrical should be changed to one phase.

She also reported that some rotten boards had to be removed and replaced below the fire escape. The tire recycling will be held Thursday, September 12, from 3 to 6 PM at the DPW site. Ron Ryczak is helping.

Electronic recycling will be held on Saturday, September 28 from 9 to 11 AM at the DPW site. She also reported we have not yet received the recycling funds from 2023 and is waiting to file for 2024 until all of the information is gathered.

Athletic Complex and Playgrounds – Mary Rosler

Mary reported the water flow test is completed and passed.

Also, the Little League will be checking over the concession stand so that the water and power can be turned off and Paul Natishak can winterize it.

The playground grant information will be kept updated and possibly submitted.

Public Safety and Rental Inspections – Bridget Boettcher and Tiffany Casey

Fire Chief report – Joe Tomcavage reported 21 fire calls.

Zoning Officer report – Jason Smith's report showed 4 zoning permits for a total of \$800 and 3 UCC permits for a total of \$397.

Planning Commission report - Mayor Chelik reported that he, Diana, Wendy, and Tony Grizzanti from KBA had a phone conference with Total Energies, the company who wants to put the solar farm behind the Mayfield Fitness Center (old Racqueteers). They said they have been looking at the site since 2021. They said they agree with everything in our ordinance except they are asking for a 50-foot setback instead of 150 feet. Mayor Chelik stated that there was no special reason for the 150 feet, so we should be able to change it. The reason they asked for 50 feet is because of the configuration of the land with the quarry, they would only be able to use 25 of the 43 acres. They would install the panels in 2 phases. They now have an October 15 deadline to meet with PPL since they are offering to put in the necessary electrical infrastructure.

Flood Control – Wendy Bochnovich

Paul, Serge, and Ron removed several large trees from the river with the help of the backhoe from the top of the levee. The trees were then cut and taken away.

Wendy reported she spoke with Tom Selemba from ARM on August 16 and told him about the inspection reports Mayfield received from ARM for work done by UGI and PAWC on both state and county Mayfield roads. Mayfield is not responsible for these roads. No advance notice was received by Mayfield for this work. He said he would take care of it.

FEMA approved our amendment to the Lackawanna County Hazard Mitigation Plan adding that we plan to upgrade the freeboard to meet their requirements, so that we can proceed with the levee upgrade grant.

Paul is going to try to repair the Pine Street flapgate. It is almost buried by accumulated silt. This prevented the 5-year video inspection from being completed. 8 of the 9 pipes were done over 2 days by Utility Services Group. The last pipe could not be finished because they didn't have a pump. Wendy called them and they said they would return with a pump truck to pump out the last pipe and then video inspect it. This would be covered by the grant money.

Motion by Wendy to have Utility Services Group return and finish the last pipe at the cost of no more than \$3000. Second by Mary Rosler. Passed 5-0.

Dan Stillarty, our Ehrlich rep, was here on Thursday, September 5. He walked the area with Paul that was not treated for broadleaf control. When they sprayed the levee 2 weeks ago, they only sprayed the knotweed on the levee. He is going to check if it is still worthwhile to spray there or lower our bill since the quote included it. He is also going to have someone call us with information about spraying the weeds on the shoals in the river upstream from the spillway.

KBA is continuing with the hydrology study on the river using the engineering grant. The bill of \$5000 that was recently paid had \$4250 reimbursed one day after it was submitted to the Commonwealth Financing Authority.

Mayor's Report – Mayor Alexander J. Chelik

Police report – Chief Perechinsky reported 404 calls.

Mayor Chelik reported that JAM Works has applied for a zoning permit to expand and add another building. It has been approved.

He also reported that a problem on Plank Road on a resident's property involving drainage has been corrected thanks to PennDOT, UGI, and Kriger Construction.

He also helped a resident on Railroad Street obtain an address change that was necessary for their mortgage company.

Mayor Chelik attended the Grand Opening at the Graham Academy that was held to show residents and prospective students what they have to offer. The school is for children with autism and various emotional challenges. Congressman Matt Cartwright was also in attendance. The academy has 9 teachers and 55 staff for grades K through 8. However, depending on the circumstances, a student can attend until age 21. They now have 63 students, while their capacity is 72. The plan is to one day offer education right through 12th grade.

Act 32 Report – Mayor Alexander J. Chelik

Mayor Chelik reported there was no meeting.

Solicitor's Report – Atty. Owen M. Coleman

No report.

Old Business

Motion by Wendy Bochnovich to approve the Development Agreement between the Borough of Mayfield and Langan Development Economic LLC subject to receipt of Exhibit 1, a cost estimate that the engineer is updating. Second by Mary Rosler. Passed 5-0.

Motion by Jennifer Rossi to advertise for an amendment to the Ordinance Regulating the Construction, Operation, and Decommissioning of a Large-Scale Solar Electric Energy Facility, Section 8A. Property Lines: the minimum setback of all property lines will be 50 feet. Second by Mary Rosler. Passed 5-0.

Mayor Chelik reported that on September 9, he and Wendy met at the site of the Heritage Valley project near the Chestnut Street bridge with Kim Nagel and Brady Brust from the Lackawanna County Conservation District, Jayson Wood, landscape architect from Woodland Design Associates, Owen Worozbyt, projects manager from the Lackawanna Heritage Valley Authority, and Chris Wood from M.R. Dirt, who will be doing the work. They will begin clearing the land by October 1. Because the acquired funding was not enough to cover the bids, rather than cancel the project, a few parts were eliminated, hopefully temporarily. Put on hold were the heritage garden, discovery trail and paved parking lot. The name will be the Mayfield O&W (Ontario & Western) Trail.

Sidewalk Funding - Diana Campbell reported that she and Wendy attended the Lakeland School Board work session to present the sidewalk grant information and ask if they would possibly help us by paying 50% of the engineering costs which are not paid for by the grant. They unofficially agreed to it and said they would put it to a vote at their next meeting.

Discussion to have NE Signal do maintenance on traffic signals on route 6.

Motion by Wendy Bochnovich to have NE Signal do maintenance on traffic signals on Route 6. Second by Tom Hartman. Passed 5-0.

Railroad bridge renovations - Jeff Dubas has completed remaking the coal catchers over the 6 sidewalks under the 3 railroad bridges. He was not able to take down the dilapidated fence that is there because the walkway is half missing and in poor condition. He asked the railroad if they would let him use a lift to complete the project. He is waiting for an answer.

The NorLack meeting on August 28 was held in the William Walker Building. The questionnaire and how it would be distributed was once again discussed.

Report on Century logistics – No report.

Langan economic development – Sean Langan and Ryan Durkin were present and reported that all of their permits were approved and the HOP would be approved in the near future.

Public Input

Mark Cordelli, Lackawanna County Director for Community Relations, informed all about upcoming events in the county and left fliers to be posted. He also said that the arts grant program was open.

Council went into executive session at 8:40 and returned at 8:52.

New Business

Motion by Tom Hartman to change the first word in the first sentence on page 17 in the Non-Uniform Employee Handbook to “All” instead of “Contractual”. Second by Mary Rosler. Passed 5-0.

Discussion on possibly implementing a license/permit fee on gaming machines. More information is needed.

Motion by Wendy Bochnovich to accept the Separation Agreement between Mayfield Borough and Phyllis Jaskowiec. Second by Jennifer Rossi. Passed 5-0.

Motion by Jennifer Rossi to approve updates on borough building renovations. Second by Wendy Bochnovich. Passed 5-0.

Motion by Jennifer Rossi to adjourn. Second by Mary Rosler. Passed 5-0.

The meeting adjourned at 9:05 PM.