

MONTHLY MEETING MINUTES

Wednesday, May 13th, 2026

The May 13th, 2026 Monthly Meeting was called to order at 6:00p.m. by President Joseph Genits at The Lansford Borough Town Hall, 1 West Ridge Street, Lansford, Pennsylvania. The meeting was attended by Vice President Joseph Butrie, President-Pro Tempore Michele Bartek, Council Member Gwyneth Collevecchio, President Joseph Genits, Council Member Bruce Markovich, Council Member Jack Soberick, and Mayor Denise Leibensperger.

Solicitor Robert Yurchak left the meeting at 7:00p.m. and returned to the meeting at 7:56p.m.

Pledge of allegiance was recited.

Joseph Genits stated that the executive session at 5:00p.m. was for litigation purposes.

Previous Executive Session Statement

Executive Session held on April 15th, 2026 following the monthly meeting was for discussions about litigation, property lease management, and possible transfer of the borough owned train station.

Savas Logothetides from FSL Public Finance spoke about what his firm can offer to Lansford Borough to help improve the borough with economic development and authoring future grant funding. His prior experience consulting municipalities has a list of successes.

Pocono Mountain Visitors Bureau presented a plan to redevelop the train station into a multi-use, intermodal facility. They plan to help with the property transfer from the borough to the historical society with addressing outstanding costs, and to help develop a long-term business plan for the station.

Motioned to approve Bruce Markovich and Robert Yurchak to draft an agreement between the Borough of Lansford and the Lansford Historical Society for the transfer

of the Lehigh New England Railroad Station was made by Michele Bartek and seconded by Gwyneth Collevecchio. Motion was opposed by Joseph Butrie. Bruce Markovich abstained due to conflict of interest, currently serving as the Vice President of the Historical Society. Motion passed by majority vote.

Opening of Bids For Street Materials

Lehigh Asphalt Paving and Construction Co. in Tamaqua, PA submitted a bid for 2026/2027 Materials Bid as follows: 500 Tons more or less of Superpave WMA 9.5mm for a total of \$39,500.00; 500 Tons more or less of Superpave WMA 19.0mm for a total of \$41,000.00; 500 Tons more or less of Superpave WMA 25.0mm for a total of \$46,850.00; 300 Tons more or less of PennDOT Antiskid for a total of \$46,850.00; 300 Tons more or less of AASHTO #57 for a total of \$7,890.00; 300 Tons more or less of PennDOT 2A for a total of \$6,930.00; 100 Tons more or less of R-4-RIP RAP for a total of \$3,325.00; 100 Tons more or less of R-5 Rip Rap, no cost/bid was provided; and 100 Tons more or less of R-6 RIP RAP for a total of \$3,725.00. Location of Source being Andreas Quarry with a mileage one way to the borough garage of 13.1 Miles.

Motioned to table bid from Lehigh Asphalt Paving and Construction Co. by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

Public Courtesy-

- P1. Richard Pavlick of 307 West Abbott Street spoke about the water line upgrade replacements on West Abbott Street and the need for street paving upon completion.
- P2. William Chuma of 617 East Ridge Street spoke about the sewer line repairs made on West Patterson Street and that the borough should not have paid for the sewer main repairs.
- P3. Ronald Deer of the 200 Block of West Abbott Street spoke about the need for police and about a dog attack incident.

- P4. Melanie White of 125 West Bertsch Street inquired about why her handicap parking request was originally tabled.
- P5. Ronald Peck of 119 East Ridge Street spoke about the garbage build up that remains on borough property inside the security fence of the former Silberline Property. He questioned the status of any council action, including the number of trailers parked.
- P6. Robert Greenall of 420 West Bertsch Street thanked the borough and police for restricting four wheelers from driving on borough streets.
- P7. Cookie Vadyak of 334 West Abbott Street complained about dirtbikes being driven on borough streets.
- P8. Erin Soberick of 237 West Ridge Street spoke about a police call/report and inquired about why she has not received any communication back about said call/report that she requested.
- P9. Tommy Vadyak of 334 West Abbott Street spoke about how the town looks in general with excess garbage on borough streets.

Approval of Meeting Minutes-

Motioned to approve the March 26, 2026 Special Meeting Minutes, and April 15th, 2026 Monthly Meeting Minutes by Joseph Butrie and seconded by John Zym. Motion passed unanimously.

Correspondence-

- C1. Letters of support from Doyle Heffley and David Argall were received in support of the Lansford Historical Society in acquiring the train station. No motion was made.
- C2. Letter to council from Melanie White about her handicap parking space. No motion was made.
- C3. Motioned to approve the Special Event Form Request from Jim Thorpe Trolley Company for Mine and Trolley Tour Season starting on June 20th, 2026 at 11:30a.m.

to 2:30p.m. in the Borough of Lansford including the No. 9 Mine by Michele Bartek and seconded by John Zym. Motion passed unanimously.

C4. Motioned to approve the Surface Lease from BET Lehigh Anthracite for the lot on Dock Street by Joseph Butrie. Due to lack of second motion died. Council President will contact BET with questions about some of the lease wording.

Motioned to table the Surface Lease from BET Lehigh Anthracite for the lot on Dock Street by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

C5. Motioned to not approve the Handicap Parking Request form from Maximo Guarin at 233 East Abbott Street due to the handicap ordinance by Michele Bartek and seconded by John Zym. Motion passed unanimously.

C6. Motioned to table the Letter from Lansford Legion pertaining to the Legions ADA ramp received on May 8th, 2026 until further investigation. Motion by Michele Bartek and seconded by Joseph Butrie. Motion passed unanimously.

C7. Motioned to approve the Special Event Form Request from Lansford Alive for Sidewalk Sales Event on Ridge Street from Springarden to Center Streets from on June 5th, 2026, July 3rd, 2026, August 7th, 2026, and September 4th, 2026 from 8:00a.m. to 7:00p.m. by Jack Soberick and seconded by Michele Bartek. Motion passed unanimously.

C8. Motioned to approve the Special Event Request from the Lansford Historical Society for their annual Open House Event on June 7th, 2026 from 11:00a.m. to 4:00p.m.. WLSH will need the use of two parking spaces in front of the museum to set up for a live broadcast by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

C9. Motioned to pay the invoice from John Hosak for damage done to his sidewalk drain cover during the borough snow removal in the amount of \$309.00 by Joseph Butrie and seconded by Michele Bartek. Motion passed unanimously.

C10. Minutes from the Lansford-Coaldale Joint Water Authority. No motion was made. Copy received was for information purposes.

Committee Reports-

Motioned to approve on an annual basis the 3rd weekend in May and the 3rd weekend in September 2026 as the Community Free Yard Sale dates by Michele Bartek and seconded by Joseph Butrie. Motion passed unanimously.

Panther Valley Student Council is willing to paint the gazebo in Kennedy Park. The borough will have to supply the paint and schedule dates for the student volunteers, Parks Chair Michele Bartek will coordinate.

Bid specs are being created for Ashton Park Concession Stand repairs, by Parks and Recreation Committee.

Joseph Greco was at the Public Safety Committee Meeting and spoke about a fire on East Front Street and about needed support for the fire company at their events.

The Public Safety Committee is looking into establishing the proper setback of parking spaces at dangerous intersections. Public Works will be given a list of areas for re-painting of no parking areas.

Municipal Monthly Reports-**Fire Department Report-**

The fire department had 8 calls for the month. Total man- hours were 59, total man hours year to date were 378.75. In house work total man hours were 188 for the month, total man hours year to date were 870. The responses year to date 29, Summit Hill year to date 9, Coaldale year to date 13, Nesquehoning year to date 3, Tamaqua year to date 2, and Jim Thorpe year to date 4, other year to date 3. Training total man hours were 323, year to date 1,463. Community service total man hours were 11, year to date 81. Fundraising total man hours were 479 hours year to date. Administrative hours total man hours 80, year to date 320. Total hours of all activities for report period were 102.25, year to date 554.5. Total man hours for the month were 708, year to date 3,591.75.

Ambulance Report-

The Lehighton ambulance responses were 45 incidents. They had an average response time of 8 minutes from time of dispatch until arrival on scene. Of the 45 responses, 20 were non-emergency patient services, 25 were emergency responses. 39 patients were transported, 0 patients were treated with no transport, 0 standby and 6 cancellations/no patient found (cancellation, no patient found or services not needed).

Mayor's Report

The mayor spoke about it being police week, the sacrifice police officers make, and that the police deserve to be acknowledged.

Police Report-

No police report due to the officer in charge being on medical leave.

Code Report and Zoning Report-

Code complaints 19, complaints resolved 16, NOVS issued 6, 32 rental inspections, and 23 rental inspections scheduled.

Residential Rental Ordinance Report-

Rental revenue is included in the revenue portion of the agenda. A future more comprehensive monthly report for both Residential Rental License and general code information is being developed.

Solicitors' Report-

The "Skill-Based Gaming Device" Ordinance was advertised and is ready for approval for adoption.

Tax Collector's Report-

From April 1st, 2026 to April 30th, 2026, taxes collected were \$247,781.05.

Treasurer's Report-Bills to Approve-**Motion to pay the May 12th, 2026 bills-**

Motioned by John Zym and seconded by Joseph Butrie. Motion passed unanimously.

Bills & Expenditures Through 05/12/2026	
Accounts	Total Expenditures
Delq. Tax Account	\$ 2,952.64
Diversified Account	\$ 43,695.08
General Fund	\$ 51,743.73
Highway – Liquid Fuels	\$ 1,073.55
Park & Recreation	\$ 6,561.33
Sanitation	\$ 61,365.39
Sewer Transmission	\$ 8,757.23
Street Light	\$ 5,770.16
Total	\$ 181,919.11

CD's & Bank Balances

Account Title	Interest Rate	Maturity Date	No.	Interest Paid YTD 4/30/2026	4/30/2026	Interest Paid YTD 3/31/2026	3/31/2026
Railroad 9 Month CD	3.5	8/22/2026	XX6101	\$1,791.52	\$606,193.95	\$1,613.82	\$604,402.43
2nd Railroad Proceeds 9 Month CD	3.4	7/27/2026	XX8363	\$96.69	\$33,143.81	\$87.10	\$33,047.12
Pool 9 Month CD	3.5	8/22/2026	XX6325	\$131.94	\$44,644.69	\$118.85	\$44,512.75
Sani-Investors CD	3.4	7/30/2026	XX8587	\$157.15	\$55,656.98	\$161.91	\$55,499.83
Sewer-Investors CD	3.4	7/30/2026	XX8595	\$166.02	\$58,799.69	\$171.06	\$58,633.67
2nd Sewer Proceeds 9Month CD	3.4	7/27/2026	XX8371	\$164.45	\$56,369.85	\$148.14	\$56,205.40
Sewer 9 Month CD	3.5	8/22/2026	XX1277	\$166.12	\$56,208.78	\$149.64	\$56,042.66
Total				\$2,673.89	\$911,017.75	\$2,450.52	\$908,343.86

Account Title	Interest Rate	No.	Interest Paid YTD 04/30/2026	4/30/2026	Interest Paid YTD 03/31/2026	3/31/2026
Fire	2.8	XX6371	\$ 45.38	\$21,332.38	\$ 48.51	\$19,211.80
General Fund	2.8	XX6496	\$ 1,152.08	\$565,453.60	\$ 1,281.34	\$521,216.22
ARPA Grant Account	2.8	XX2153	\$ 22.74	\$10,085.43	\$ 24.20	\$10,062.69
Building Developing Capital Fund	2.8	XX9105	\$ 70.02	\$31,046.56	\$ 74.50	\$30,976.54
Delq. Tax	2.8	XX8929	\$ 1,018.31	\$ 459,813.68	\$ 1,055.96	\$440,028.97
Diversified	2.8	XX8448	\$ 107.77	\$48,712.54	\$ 77.80	\$33,661.05
Fire Escrow - 22 E. Kline	0.0	XX6488	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00
Fire Escrow- 241 E Ridge St	0.0	XX9949	\$ -	\$ 36,790.47	\$ -	\$ 36,790.47
Fire Escrow- 243 E Ridge St	0.0	XX9931	\$ -	\$ 29,067.09	\$ -	\$ 29,067.09
Fire Escrow- 245 E Abbott St	0.0	XX7133	\$ -	\$ 29,605.04	\$ -	\$ 29,605.04
Fire Escrow- 334 E. Bertsch St.	0.0	XX6094	\$ -	\$ 4,522.89	\$ -	\$ 4,522.89
Fire Escrow - 268 E. Patterson St.	0.0	XX7013	\$ -	\$ 9,863.51	\$ -	\$ 9,863.51
Fire Escrow - 292 E. Snyder Ave	0.0	XX7373	\$ -	\$ 8,900.22	\$ -	\$ 8,900.22
Fire Escrow - 504 E Kline	0.0	XX6119	\$ -	\$ 31,346.65	\$ -	\$ 31,346.65
Fire Escrow - 505 E Ridge St.	0.0	XX5844	\$ -	\$21,340.00		
Grant Project	2.8	XX5616	\$ 134.35	\$15,900.44	\$ 37.94	\$15,776.09
Local Services Tax	2.8	XX6462	\$ 153.02	\$68,116.36	\$ 162.03	\$67,635.49
Park & Recreation	2.8	XX6404	\$ 110.59	\$ 50,649.07	\$ 119.08	\$48,039.06
Sanitation Fund	2.8	XX6438	1,044.31	\$473,604.28	\$ 1,129.97	\$444,751.48
Sanitation fund MMA	2.8	XX6454	\$ 33.84	\$15,007.13	\$ 36.01	\$14,973.29
Sewer Transmission	2.8	XX6446	1,504.46	\$640,685.41	\$ 1,587.74	\$672,549.85
Snyder Street Checking	2.8	XX6470	\$ 77.78	\$ 34,490.54	\$ 82.77	\$34,412.76
Highway Liquid Fuels	2.8	XX6420	\$ 603.17	\$ 269,740.83	\$ 384.93	\$156,490.46
Street Lights	2.8	XX6412	\$ 86.65	\$ 43,058.59	\$ 100.34	\$40,079.15
			\$ 6,164.47	\$2,922,132.71	\$ 6,203.12	\$2,702,960.77

REVENUE THROUGH 05/12/2026

SANITATION BILLING 2026	CUSTOMER COLLECTION INFORMATION		
	BILLED	COLLETED	NOT COLLECTED
1ST QUARTER 01/01/2026-03/31/2026	1834	1824	10
2nd QUARTER	1836	1254	582
3rd QUARTER	0		
4th QUARTER	0		
Total	3670		
SEWER TRANSMISSION BILLING 2026	BILLED	COLLETED	NOT COLLECTED
ANNUAL 2026	1915	1558	357
RENTAL LICENSE BILLING 2026	BILLED	COLLETED	NOT COLLECTED
ANNUAL 2026	695	411	284
Sanitation Revenue	\$ 338,339.06		
Sewer Revenue	\$ 156,766.84		
Rental License Revenue	\$ 86,156.51		
SANITATION PAST			
Customer Past Due 2025	168		

Old Business:

OB1.- Motioned to disperse the Local Service Tax, 25% to the Fire Company, 50% to the Police, and 25% to the Public to be released upon receipt submission by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

New Business:

- NB1. Motioned to deny sending the secretary and treasurer to PSAB Municipal Management Employment Law Workshop on July 29th, and July 30th to be held from 9:00a.m. to 3:00p.m. at the Sheraton Hotel, Harrisburg. Cost is \$75.00 per person plus materials. Additional cost for hotel stay not to exceed \$160.00 by Michele Bartek and seconded by Joseph Butrie. Motion passed unanimously.
- NB2. Motioned to give permission to #9 Mine Museum to remove turntables at the future borough garage site at no cost to the borough by Joseph Butrie and seconded by John Zym. Motion passed unanimously.
- NB3. Motioned to approve the resolution proposed for live streaming and recording of public meetings by John Zym and seconded by Jack Soberick. Motion passed unanimously.
- NB4. Motioned to table reviewing of a suggested resolution adopting a code of conduct and professional standards policy for elected officials, appointed officials, employees, and volunteers of the borough by John Zym and seconded by Joseph Butrie. Motion passed unanimously.
- NB5. Motioned to approve sending the list of condemned/unfit for human occupancy properties to the solicitor for him to place a ‘condemnation notice’ on each of the property deeds by Joseph Butrie and seconded by Michele Bartek. Motion passed unanimously.

The list by address and parcel number: 122A2-24-C29 18 East Ridge Street; 122A-25L1 362 West Patterson Street; 122A3-22-A45 239 East Ridge Street; 122A3-22-B21 305 East Patterson Street; 122A4-22-J51 547 East Abbott Street; 123A-24-J8 144 West Abbott Street; 122A-25-P28 352 West Snyder Avenue; 123A-25-H12

354/356 West Abbott Street; 122A4-22-D17 515 East Ridge Street; 122A4-22-J47 541 East Abbott Street; 122A2-24-C20 39, 41, 43, 45 East Ridge Street; 122A4-22-D22 505 East Ridge Street; 122A-22-D23 503 East Ridge Street.

NB6. Motioned for council to approve the solicitor to file a formal action of nuisance complaint in carbon county court against the current property owner of: 18 East Ridge Street (Parcel No. 122A2-24-C29) to require demolition in accordance with the ICC IPMC-Ordinance 2022-014 with notices served. Motion by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

NB7.. Motioned to have Torres Reliable Cleaning Service provide a one cleaning service to the Borough Hall and Police Department by Jack Soberick and seconded by John Zym. Motion passed unanimously.

NB8. No motion. Agenda item was addressed in New Business Item 7.

NB9. Motioned to send a letter to BET-Lehigh Real Estate, LLC asking for a meeting to address excessive water run off coming onto Spring Street by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously. (Letter reviewed by council.)

NB10. Motioned to send a letter to Coaldale Borough Council to inquire if there would be interest to combine the Borough Workers by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously.

Motioned to send a letter to Nesquehoning Borough Council and Summit Hill Borough Council to inquire if there would be interest in regionalization of the police by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously. Jack Soberick offered to prepare the draft letter for the secretary to send.

Motions to Approve

1. Motioned to approve the settlement agreement proposed at the May 9th Arbitration Hearing (Diaz V Lansford Borough) by John Zym and seconded by Joseph Butrie. Rollcall vote, Michele Bartek, No; Joseph Butrie, Yes; Gwyneth Collevecchio, No;

Joseph Genits, Yes; Bruce Markovich, No; Jack Soberick, Yes; John Zym, Yes.

Motion passed. Yes-4, No-3.

2. Motioned to approve the Heart and Lung Benefits for Sergeant Shawn Nunemacher for an injury sustained during the course of his employment with the Borough from the date of his injury on April 15th, 2026 and continuing until such time as he is released to return to work by John Zym and seconded by Joseph Butrie. Motion passed unanimously.
3. Motioned to ratify/approve the “agreement between Teamsters Local 773 and Lanford Borough Commencing January 1st, 2026 through December 31st, 2026” (Council Members previously received the new teamsters contract via email for review). Motion by Joseph Butrie and seconded by Michele Bartek. Rollcall vote, Michele Bartek, Yes; Joseph Butrie, Yes; Gwyneth Collevchio, Yes; Joseph Genits, Yes; Bruce Markovich, Yes; Jack Soberick, Yes; John Zym, No. Motion passed. Yes-6, No-1.
4. Motioned to reject the “special services agreement” with Arro Engineering, dated May 4th, 2026, related to replacement of Powell Street Sewer line and laterals, with a total not to exceed fee of \$26,000.00 by Jack Soberick and seconded by Joseph Butrie. Motion passed unanimously. Details/questions to be discussed with ARRO Consulting.
5. Motioned to ratify/approve the “agreement” between Kafferlin Strategies, LLC and Lansford Borough, Dated May 8th, 2026, to provide non-attest accounting and consulting services for the DCED approved STMP Consulting Services Grant. Not to exceed \$79,550.00 by Michele Bartek and seconded by Jack Soberick. Motion passed unanimously.
6. Motioned to approve the completed 100 Block of the East Front Street Sewer Project Contract completed by contractor Joe Hutta in the amount of \$19,650.00 by Joseph Butrie and seconded by Michele Bartek. Motion passed unanimously.
7. Motioned to approve the ordinance for “skill-based gaming devices” Ordinance Number 2026-02 to be provide for licensing and regulation in the borough with a 5

device limit per business. Motion by Michele Bartek and seconded by John Zym.

Motion was opposed by Jack Soberick. Motion passed by majority vote.

8. Motioned to pay Leonard Ruggiero for repairing the residents sidewalk at 383 West Ridge Street for damage by Borough Equipment during the snow storm in the amount of \$700.00 by Michele Bartek and seconded by Joseph Butrie. Motion passed unanimously.

The meeting was adjourned by President Joseph Genits at 9:15p.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Ashley McLaughlin".

Ashley McLaughlin

Secretary