

Special Meeting Minutes

March 24th, 2025

The March 24th, 2025 Special Meeting was called to order at 9:00 a.m. by President Bruce Markovich at the Lansford Borough Town Hall, 1 West Ridge Street, Lansford, Pennsylvania. The meeting was attended by President Pro Tempore Michele Bartek, Council Man Joesph Butrie, Council Woman Gwyneth Collevchio, President Bruce Markovich, Council Man Jack Soberick, Council Woman Jennifer Staines, and Solicitor Robert Yurchak.

Council Man Jay Doyle, Mayor Hugh Vrablic, and Solicitor Robert Yurchak were absent.

Pledge of Allegiance was recited.

Bruce Markovich stated that the insurance company hired their own investigator to investigate the fire that occurred at the Borough Garage located at 201 East Dock Street and until the investigation is complete there can be no discussion on the cause of the fire.

Bruce Markovich stated that the council would be discussing a replacement borough garage along with ways that the borough could obtain funding for the garage.

Joseph Butrie spoke about the fire and stated the street sweeper was not on fire outside of the garage and pushed into the borough garage while on fire.

Joseph Butrie spoke about how on borough big trucks when they are parked, they automatically get a manual shut off for all power.

Joseph Butrie spoke about how PP&L disconnected all power from the Borough Garage and that the power would be off until the property was upgraded and inspected.

Public Courtesy-

Tommy Vadyak of 334 West Abbott Street inquired about handicap doors for the Borough Office and if there was money for the doors.

Tommy Vadyak stated that he feels the Zimmerman Property should be sold along with the former Borough Garage.

Tommy Vadyak stated that he feels the borough does not need a street sweeper or sewer sucker due to the small number of times that the equipment is used.

Tommy Vadyak spoke about the condition of the concession stand walls at Ashton Park.

Tommy Vadyak spoke about the money that the borough spent clearing out the site that the borough plans to put a Borough Garage on.

Jennifer Staines spoke about how she disagreed with the purchase of the previous street sweeper.

Tommy Vadyak inquired about if the street sweeper had been used after it was purchased.

Joseph Butrie stated that the sweeper was used after it was purchased.

Bill McMullen from ARRO Consulting spoke about how the building and flyer were looked at but that an assessment of the structural integrity of the beams cannot be done until measurements and calculations run.

Bill McMullen spoke about how windows on one side of the building blew up but the windows where the fire was were not affected.

Bill McMullen spoke about the cost of an assessment and that the insurance investigator is going to make the determination assessment.

Bill McMullen spoke about the composition of the roof and that they sent out a sample of the roof material to check if the roof had asbestos or partial asbestos.

Bruce Markovich inquired to Bill McMullen about the time frame to get the contract completed, placing it on bid, and beginning construction if council at the next monthly meeting granted approval to start on the new garage building.

Bill McMullen stated that the borough should expect a time frame of at least four to five months.

Bruce Markovich and Bill McMullen talked about how the estimated cost will probably be around a million dollars for a new garage building due to the original price provided last year being \$979,000.

Bruce Markovich inquired to Zachary Gilbert if the diesel that is on the ground from the fire must be cleaned up.

Zachary Gilbert stated that all pads and booms put down along with the pile of sand there must be disposed of.

Zachary Gilbert stated there is no special requirements for the cleanup because the oil and diesel were under a certain amount.

Zachary Gilbert spoke about how because it was hectic at the time of the fire no one had taken a temperature reading of the fire but that he thinks it would have been a higher temperature reading.

Bruce Markovich inquired about if Bill McMullen would, after the insurance adjuster provides a report, provide a report stating the things that would need repairing before the building can be occupied.

Council and multiple audience members discussed the kind of materials that had previously been in the building prior to borough ownership.

Motions to Approve**Discuss options for building and equipment replacement for the Lansford Borough Street Department.**

Bruce Markovich spoke about how the borough has a couple of payment options for a new borough garage but that until the insurance company provides the borough information on what they are going to give the borough no decisions are going to be made.

Bruce Markovich stated one option would be to use all Train Station Funds, \$100,000 out of the Sewer Transmission Fund, and some money from Parks and Recreation and pay cash for a new building but this option would mean losing \$44,000 a year on interest and having no reserve funds.

Bruce Markovich stated a second option would be through the USDA which would fund the borough at 4.125% with payments being 30 to 35 years.

Bruce Markovich stated the USDA would need to know by Friday March 28th, 2025 but that the USDA would base the borough payments on the ability to repay the loan, yet funds would not be available until September with the borough not being able to start anything until USDA approves the funds.

Bruce Markovich spoke about the pending DCED grant and that he notified them right after the fire happened to notify them that the borough does not have a borough garage, so they are aware when the DCED Board reviews the grant in September.

Bruce Markovich spoke about the eight to eleven percent interest rate that private banks are charging with a loan repayment of no longer than 25 years.

Jack Soberick stated he feels the USDA Funds are the best option.

Jack Soberick inquired if the borough could get the project started with private funds and then use the USDA Funds when that is approved.

Bruce Markovich stated that would not be allowed.

Michele Bartek inquired about when the insurance company is going to let the borough know information about the fire and what they are going to be paying the borough.

Jennifer Staines inquired about how much of the rent from Construction Clearance was put aside to be used for funding a borough garage as was decided by the council.

Bruce Markovich spoke about how the Construction Clearance rent was used to pay monthly expense bills for the 201 East Dock Street garage building.

Bruce Markovich spoke about how with the USDA the borough can prepay the loan, which if the borough was to sell the Zimmerman Building and other borough properties that money

could be applied to the loan as there is no prepayment penalty resulting in the loan being paid off sooner.

Tommy Vadyak inquired about where the money for the USDA loan payment amount would come from and how the borough will be covering cost expenditures for a new borough garage.

Jack Soberick spoke about how the new garage should be less costly utility-wise.

Tommy Vadyak spoke about how the price for the borough garage is going to keep increasing and that the borough needs to be prepared to be able to cover utility cost in the event that the borough would be unable to collect rent from Construction Clearance.

Bruce Markovich stated that he needs to know if the council would like to pursue USDA as an option for the borough garage.

Council discussed and agreed with submitting paperwork for the USDA so that is an option that the borough will have should the DCED Grant not get approved.

A motion was made to obtain the paperwork from the USDA and start the process to obtain the grant.

Motioned by Jack Soberick and seconded by Joseph Butrie.

Motion passed unanimously.

Michele Bartek inquired about the total amount of rent that the borough received from Construction Clearance and stated she feels the borough should sell the building to Construction Clearance.

Bruce Markovich stated that today the borough will get started on the paperwork for the USDA and that once information is received from the insurance company council will meet again to decide how they are going to move forward with the borough garage.

Jennifer Staines inquired about where the borough workers will be located due to the fire.

Joseph Butrie stated that since the fire, he has been meeting with the public workers at the parking lot of 201 Dock Street at 7:00 a.m.

The council and audience members spoke about getting an office trailer for the public workers to use.

Lenny Kovatch of 331 West Ridge Street stated that he heard from a council member that the council wants to lay off the public workers.

Michele Bartek stated she inquired about if there is work for the public workers from Joseph Butrie and that he responded that there is work for them.

Council discussed locations where they could place an office trailer for the public workers.

Tommy Vadyak spoke about putting an office trailer near the Zimmerman Building so that it is near the public workers equipment.

Bruce Markovich stated that he will call USDA and has already notified DCED that the borough is going to continue with the grant.

Joseph Butrie spoke about the cost of renting a street sweeper and that he received one cost of \$3,500.00 a week.

Council discussed street sweepers and if one should be purchased due to the amount of usage.

Motion to Adjourn-

Motioned by Joseph Butrie and seconded by Jack Soberick.

Motion passed unanimously.

The meeting was adjourned at 9:46 a.m.

Respectfully Submitted,



Ashley McLaughlin

Secretary