

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
July 8, 2024

The first meeting of July of the Council of The Borough of Wilson was held in the Guy B. Tomaino Public Safety Building at 2040 Hay Terrace, Easton, PA. Council President John Burke called the meeting to order at 7:00 pm. Roll call followed.

PRESENT:

Susan Allen	Kimberlee Muzac	Justin Woodring
Jeffrey Bracken	Charlie Wacik	Scott Palinkas via Phone
John Burke	Shaun Gable	Russell Lipari via Phone

ABSENT:

NONE

Also present were Solicitor Stanley Margle, Borough Manager Jill Garcia, Fire Chief Joseph Sipel, and Police Chief Christian Meehan.

READING OF THE MINUTES:

A motion by Mr. Wacik to approve the minutes from the June 24, 2024, meeting. Second by Mr. Bracken. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Mr. Palinkas, Ms. Muzac, Mr. Wacik and Mr. Woodring. Motion passed with a 9-0 vote.

GUEST:

NONE

COMMUNICATIONS AND PETITIONS:

Ms. Garcia advised Mr. Steve Newton of the Football Association requested permission to use Fisk field to host a football camp July 20th & 21st 2024. A motion to approve with the condition appropriate liability insurance is received was made by Ms. Gable. Seconded by Mr. Woodring. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Mr. Palinkas, Ms. Muzac, Mr. Wacik and Mr. Woodring. Motion passed with a 9-0 vote.

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

NONE

COMMUNICATIONS FROM THE MAYOR:

NONE

COMMUNICATIONS FROM THE BOROUGH MANAGER:

Ms. Garcia requested Council's permission to advertise for bids for the Meuser Park Pickleball & Tennis Courts Phase 2 – Parking Lot and Stormwater Management Improvements. A motion to approve was made by Mr. Bracken. Seconded by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Mr. Palinkas, Ms. Muzac, Mr. Wacik and Mr. Woodring. Motion passed with a 9-0 vote.

REPORTS OF COMMITTEES:

GENERAL GOVERNMENT:

NONE

PROTECTION TO PERSONS & PROPERTY

NONE

POLICE:

NONE

FIRE:

NONE

PUBLIC WORKS:

NONE

PARKS:

NONE

CODE COMMITTEE:

Mr. Burke advised the committee discussed decriminalizing traffic violations and creating an appeals board.

CELEBRATION COMMITTEE:

Movies in the park will be held on July 20, 2024.

COMPREHENSIVE PLAN:

NONE

CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

NONE

ATTORNEY:

Solicitor Margle advised there are no significant updates on either Lehigh Dr. or the Balata St. property.

Solicitor Margle advised he received a letter requesting Council's acceptance of Councilman Justin Woodring's resignation from Council. A motion to defer action until the next Council meeting was made by Ms. Gable. Seconded by Ms. Muzac. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Ms. Muzac, and Mr. Wacik. No vote cast by Mr. Palinkas. Mr. Woodring abstained. Motion passed with a 7-1-1 vote.

MECAB:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ORDINANCES:

NONE

RESOLUTIONS:

A motion to approve Resolution # 1290/rescinding #1287 – Transferring Real Property was made by Mr. Woodring. Seconded by Ms. Gable. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Mr. Palinkas, Ms. Muzac, Mr. Wacik and Mr. Woodring. Motion passed with a 9-0 vote.

BILLS AND ACCOUNTS:

Bills were in the amount of \$449,744.56. A motion to approve was made by Mr. Lipari. Seconded by Mr. Wacik. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Gable, Mr. Lipari, Mr. Palinkas, Ms. Muzac, Mr. Wacik and Mr. Woodring. Motion passed with a 9-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Mr. Mark McCarty of 2339 2nd St advised he was misquoted in the minutes from June 24, 2024. There are drugs being dealt on 2nd Street.

Mr. Dion Andrews of 1942 Fairview Ave. requested extra help for the Borough Office staff. He reported that it takes the office staff too long to cash checks and this could be misconstrued as misappropriation of funds.

CAUCUS:

NONE

SKYLINE INVESTMENT PRESENTATION

Mr. Brian Bartee of Skyline Investments, Mr. Jonathan Cox of Eckert & Seamans, and Ms. Claudia Robinson of Area Probe presented an update to Council on the progress of the Dixie Building. Solicitor Margle began by stating Skyline has begun remediation at the site by removing 2 underground tanks under the guidance and review of the PA DEP. In addition, a remediation plan has been outlined. Mr. Bartee advised the lead-based paint and asbestos contracts are being finalized and the work should begin in the next two weeks. The remediation should take approximately 3 to 4 months. Mr. Bartee will be completing remediation at his own expense and will be using Sargent Enterprises, a local company. Solicitor Margle addressed a rumor that if the School District and Wilson Borough adopt the TIF plan it will be a tax break, tax reduction or tax abatement for the developer. It is not. Solicitor Margle stated it is a tax freeze. It is a guarantee of the present tax rate to the municipality for a period of 16 years. Solicitor Margle also advised the back taxes due from Mr. Reibman have been made current as of the closing date June 16, 2024.

Mr. Bracken asked Mr. Bartee who holds the mortgage for the Dixie property? Mr. Bartee advised it is Wilson Park Ltd, which is Mr. Reibman and his partners. Solicitor Margle asked when the mortgage is expected to be satisfied. Mr. Bartee advised the closing of construction, which will be at the latest March 2025.

Ms. Gable asked who will draft the TIF? Solicitor Margle advised his office will draft it and circulate to Council before the public hearing.

Mr. Bracken asked Mr. Bartee how many projects he completed from start to finish that are similar to the Dixie project? Mr. Bartee advised this will be the first building he owns however from a transactional standpoint he has completed over 50 projects.

Mr. Burke asked when the public park area will be open. Mr. Bartee stated he would like to see construction completed before the public park is open, as it would be unsafe for residents to walk around with construction in progress.

ADJOURNMENT:

Mr. Wacik made a Motion to adjourn at 8:23 pm. Seconded by Mr. Woodring and Council concurred.

STEPHANIE N. JONES
CLERK/TREASURER