

The second meeting of September 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:

Russell Lipari	Shaun Gable	Kimberly Muzac	Grace Hurd
Susan Allen	Charles Wacik	Jeffrey Bracken	John Burke

Michael Figueroa -via phone

ABSENT:

NONE

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

READING OF THE MINUTES:

A motion to approve meeting minutes from September 8, 2025, by Mr. Wacik. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

GUEST:

NONE

COMMUNICATIONS AND PETITIONS:

Ms. Garcia reported that a request was received from Palmer Volunteer Fire Co. #2 to host their annual picnic on Sunday, October 12, 2025, from 12:00 p.m. to 6:00 p.m. A motion to approve was made by Mr. Wacik. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

Mr. Burke noted that Ms. Garcia and Mr. Bracken accompanied him to the Northampton County Council Finance Committee meeting on September 10, 2025, regarding the TIF proposal for the Dixie project. Mr. Bracken commented that the questions presented to Mr. Bartee and his team were appropriate and constructive. He stated that, while he agrees that action needs to be taken concerning the Dixie property, he does not support a twenty-year TIF based on the discussion at the Finance Committee meeting. Mr. Bracken emphasized that he supports the project overall but believes a shorter incentive period would be more appropriate.

Mr. Bracken further reported that the Borough was challenged during the meeting, with comments suggesting that nothing has been done with the Dixie property in 5 years. He reminded attendees that the Borough had previously advanced a First Mile Logistics project to create a multi-use facility including light manufacturing, hotel accommodation, and housing, and that the Borough had only sought a ten-year LERTA for that initiative.

He noted that both the Borough Council and Wilson Area School Board had unanimously approved the previous project, but it was unanimously opposed by Northampton County Council. Mr. Bracken expressed that he feels the Borough has no support from the County after attending the Finance Committee meeting. Mr. Bracken also noted that the City of Easton currently has 93 active LERTAs and questioned why County Council has not placed similar scrutiny or pressure on Easton as it has on Wilson Borough, which currently has no LERTAs, no TIFs, and no debt.

A motion was made for Solicitor Margle to appear on behalf of Borough Council at the Northampton County Council meeting October 16, 2025, by Mr. Lipari. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

COMMUNICATIONS FROM THE MAYOR:

NONE

COMMUNICATIONS FROM THE BOROUGH MANAGER:

Ms. Garcia requested Council's permission to certify the 2026 Minimum Municipal Obligations. A motion to approve made by Mr. Bracken. Second by Ms. Gable. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

REPORTS OF COMMITTEES:

GENERAL GOVERNMENT:

Mr. Bracken advised he is currently working on By-laws for the youth sports board.

PROTECTION TO PERSONS & PROPERTY:

POLICE:

NONE

FIRE:

Chief Sipel requested Council's permission to hire part-time Fire Fighter Mr. Logan Daley. A motion to approve was made by Mr. Wacik. Second by Mr. Bracken. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

Chief Sipel advised that a meeting with West Easton will be held at the Community Center on September 30, 2025.

Chief Sipel further reported that an engine is experiencing major mechanical issues and may need replacement. He stated that he will wait until after the outcome of the September 30th meeting before taking further action.

PUBLIC WORKS:

NONE

PARKS:

NONE

CODE COMMITTEE:

The code committee met and discussed the 2026 Fee Schedule.

CELEBRATION COMMITTEE:

The Borough Fall Fest will be held October 10-12, 2025.

COMPREHENSIVE PLAN:

Ms. Garcia stated grant funds are being sought out.

CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

A Zoning Hearing will be held on September 23, 2025, for 1625 Northampton St. and 454 Warrior Ln. A motion was made for Solicitor Margle to appear on behalf of Borough Council by Ms. Allen. Second by Ms. Gable. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

A motion made by Ms. Hurd to have Solicitor Margle appear at the Palmer Township meeting to oppose the application for the redevelopment at 601 S 25th Street. Motion died for a lack of a second.

ATTORNEY:

Solicitor Margle reminded Council he drafted and circulated the AirBnB Ordinance to Council and would like comments on it at the next Council meeting.

Solicitor Margle addressed ongoing legal and technical matters and noted that he is working collaboratively with the Borough Engineer and Mr. Bartee's attorneys regarding the Dixie project. Mr. Bracken inquired whether Mr. Reibman still holds any ownership interest in the Dixie property. Solicitor Margle clarified that Mr. Reibman is holding the mortgage on the property but does not hold any ownership interest, nor does he serve in a consultant or professional capacity for the project.

Solicitor Margle further explained that if the development proceeds and the Borough authorizes final development, the Borough will have a secure interest in the property that supersedes the bank's interest. The Borough would receive this security in the form of a mortgage, cash deposit, or surety bond, which would allow the Borough to obtain the necessary funds to hire another contractor or individual—either in phases or in full—to complete the planned improvements. He added that the Borough would receive 120% of the total cost of the improvements as part of this security arrangement, however this is only after a final development plan is approved.

Solicitor Margle addressed concerns regarding the escalating level of harassment toward business office employees over the past several months. He advised that Borough Council has a responsibility to protect staff in such situations and should take appropriate measures to ensure their safety and well-being.

Solicitor Margle discussed the upcoming Semi-quincentennial and suggested the Borough may want to prepare something. Mr. Bracken suggested the Celebration Committee look into it.

OLD BUSINESS:

NONE

NEW BUSINESS:

Wilson Youth and High School Cheerleaders will be hosting Warrior Fest on October 26, 2025.

Mr. Bracken requested permission to close Warrior Lane from 7:30 a.m. to 3:00 p.m. for the event.

A motion to approve the street closure, contingent upon proof of insurance being provided by the High School, was made by Mr. Lipari and seconded by Ms. Hurd. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

ORDINANCES:

NONE

RESOLUTIONS:

A motion to approve Resolution # 1307 LSA Grant in the amount \$248,390 for Fire Department digital radios made by Mr. Wacik. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

A motion to approve Resolution #1308 LSA Grant in the amount of \$64,060 for a new bucket truck made by Ms. Allen. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

BILLS AND ACCOUNTS:

Bills were in the amount of \$367,006.37 A motion to approve was made by Mr. Wacik. Second by Mr. Bracken. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with a 9-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Ms. Kathleen Davis, 2249 Front St. and Ms. Kim Williams of 2245 Front St. expressed concern about the property located at 2247 Front Street.

Mr. Gregg Meyer, 350 N. 14th St. voiced concerns with the dumping behind the Synagogue on 16th Street. Council advised this is being addressed by Code Enforcement.

Mr. Martin Pavkovic, 2235 Fairview Avenue, stated that he attended the Northampton County Council Finance Committee meeting and expressed his appreciation for the Borough representatives who spoke at the meeting.

CAUCUS

NONE

ADJOURNMENT:

Mr. Wacik made a Motion to adjourn at 8:50 pm. Second by Mr. Lipari and Council concurred.

STEPHANIE N. JONES
CLERK/TREASURER