

WILSON BOROUGH  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
October 27, 2025

The second meeting of October 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	Kimberlee Muzac	Grace Hurd	Susan Allen
Charles Wacik	Jeffrey Bracken	John Burke	Michael Figueroa

ABSENT:

Shaun Gable

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 October 13, 2025, by Mr. Wacik. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS AGENDA ITEMS ONLY:

Mr. Burke explained that all agendas, moving forward, will have two comment periods. One will be held in the beginning of the meeting for comments on agenda items only. All other comments by residents and taxpayers will remain at the end of the meeting. Mr. Bracken noted that these are comment periods, not necessarily question-answer periods.

Mr. Richard Groff of 425 S. 21<sup>st</sup> Street asked if there will be a hearing on the short-term rental ordinance this evening. Solicitor Margle advised it has been circulated but is not ready for advertisement.

GUEST:

Mr. Daniel Redington, Director of the Mary Meuser Memorial Library presented the Library’s 2026 budget and requested an increase in the Borough’s contribution from \$72,000 to \$73,000 per year. Mr. Redington also noted that there are issues with the Library’s roof which are currently being investigated.

COMMUNICATIONS AND PETITIONS:

NONE

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

NONE

COMMUNICATIONS FROM THE MAYOR:

Mayor Barrett stated that Trick or Treat in the Borough will be held on October 31<sup>st</sup> from 6:00 pm to 8:00 pm.

Mayor Barrett reported that he will attending a luncheon on Tuesday at Avona Elementary to celebrate its Blue Ribbon School status.

Mayor Barrett presented a handicap parking application for 1543 Ferry Street which meets all requirements. Motion by Mr. Lipari to approve. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Mayor Barrett presented a handicap parking application for 2033 Ealer Avenue which meets all requirements. Motion by Ms. Hurd to approve. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Mayor Barrett asked if either Police or Fire would be willing to accept food donations for the LINCS. Chief Sipel said the Fire Department could provide a collection point in the front vestibule of the Fire Department. Mr. Lipari suggested the LINCS also use the Borough Elementary Schools.

## COMMUNICATIONS FROM THE BOROUGH MANAGER:

Ms. Garcia advised the Public Works Department has agreed to a new three-year contract agreement (2026-2028) with no changes. Mr. Bracken requested a motion to approve. Motion by Mr. Lipari. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

## REPORTS OF COMMITTEES:

### GENERAL GOVERNMENT:

Mr. Bracken advised he is currently working on By-laws for the youth sports board and requested permission to borrow a binder with Athletic Commission information from previous years.

Mr. Bracken also advised that the General Government Committee will be meeting biweekly on Thursdays at 6:00 pm via Teams Meetings. He would like to discuss fees and taxes and has requested Magistrate Yetter's participation as well.

Mr. Bracken requested a Caucus.

Mr. Bracken requested all Council Members who were not at the most recent Northampton County Council meeting watch the meeting via the link provided by email. The Dixie TIF was discussed and there was pertinent information provided.

### PROTECTION TO PERSONS & PROPERTY:

#### POLICE:

Mr. Lipari expressed repeated concerns with scooter and bike riders not following traffic laws.

#### FIRE:

NONE

### PUBLIC WORKS:

Mr. Bracken thanked Fire, Police and Public Works for their cooperation with the closure of Warrior Lane for Warrior Fest.

### PARKS:

NONE

### CODE COMMITTEE:

Next meeting to be determined.

### CELEBRATION COMMITTEE:

Next meeting will be held Tuesday evening, 6:00 pm at the Community Center.

### COMPREHENSIVE PLAN:

Ms. Garcia stated grant funds continue to be sought out.

### CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

NONE

### ATTORNEY:

Attorney Margle reported the Dixie owner is in the process of obtaining whatever relief he is entitled to with the Northampton County IDA. He added that the owner has also entered into a contract to purchase another building in the Borough. The Borough has not received plans to date.

Mr. Bracken inquired whether plans have been submitted for the Dixie project, including a business plan. Solicitor Margle said tentative plans have been presented under the PRD Ordinance.

Mr. Bracken addressed a conversation from the last Council meeting where Mr. Bartee said the Borough could see thirty million dollars of revenue in the future. Mr. Bracken requested written documentation regarding that figure. Skyline followed up with a report showing 2.5 million. Mr. Bracken responded, asking again to see the 30 million and was told by Ms. Donna Rush of Skyline that Skyline would no longer be able to correspond with him.

Mr. Bracken presented Council with a copy of Borough Council meeting minutes from August 12, 2024, where a unanimous vote appointed Mr. Burke and Mr. Bracken as liaisons with Northampton County IDA and Skyline at the request of Attorney Cox, representing Skyline. He added that he did not recall this vote being retracted and did not understand why Skyline would halt communications with him.

Mr. Lipari expressed his concerns and frustrations with the lack of progress at the site.

Mr. Figueroa reiterated the same concerns.

Mr. Bracken added that he has been and continues to be in support of the Dixie project.

Mr. Burke stated he would like to see the Dixie project completed before other projects are discussed however, he would like the Borough to consider and research a Borough IDA/RDA.

Mayor Barrett asked that the Borough Manager be involved in all discussions regarding these issues and Mr. Lipari agreed.

Ms. Muzac stated she felt Mr. Bracken acted too quickly researching IDA/RDA before a committee was formed.

Mr. Bracken said he attended the Easton RDA meeting because Mr. Bartee had stated at a Wilson Council Meeting that he would be presenting to them regarding future TIF. Attorney Cox was present via phone and stated he was there to inquire about a TIF for the LA Fitness Project. He said that the Borough has plans to designate the property as blighted. Mr. Bracken spoke at the meeting as a Wilson Resident and said he was not aware that the building has been determined blighted, given that it was a functioning business only a few years ago.

Mr. Margle advised Mr. Lipari that he might want to abstain from the next Dixie vote after his comment about believing the building should be imploded.

Mr. Margle pointed out that Skyline owns the Dixie property as opposed to other developers who came before the Council.

Mr. Margle opened discussions about the creation of a Wilson IDA/RDA. A vote took place at a previous meeting of Council creating a committee to investigate the advantages and disadvantages. Solicitor Margle stated there are two members willing to participate. He suggested that Mr. Bracken not participate as he is already involved in many committees. He added Mr. Bracken is hard-working and shouldn't have one more committee placed upon him. Mr. Burke said that he did not want to be part of this new committee. He wants neutral/unbiased parties to participate. Ms. Gable and Ms. Hurd have volunteered. Mr. Burke asked for a third member. Mr. Bracken stated he would love to be the third member, as he has already started the leg-work. He suggested members of the Northampton County IDA and Easton RDA should come to a meeting to share information. Mr. Figueroa said he has done some research as well and would be a willing participant. Mr. Margle offered to sit in on the first meeting.

Motion by Mr. Bracken to appoint Ms. Hurd, Ms. Gable and Mr. Figueroa to the IDA/RDA Investigation Committee. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Mr. Margle noted that there are no other current applications regarding TIF for any other buildings in the Borough. The only requests from Skyline for other properties in the Borough have been for legal and zoning opinions.

Solicitor Margle reported to Council on the Beatty site regarding an illegal placement of a culvert and placing of a driveway over the culvert without an approved permit. DEP is working on the violations along with the Borough's Zoning Officer and Mr. Margle. A notice of violation has been sent.

A hearing on the Beatty condemnation related to the Lehigh Drive Bridge Project is set for December.

Mr. Margle asked that two pending ordinances be circulated, reviewed and ready for advertising before end of year; Air bnb Ordinance and 2026 Fee Schedule Ordinance.

OLD BUSINESS:

Ms. Hurd asked if the Borough's correspondence to the warehouse objectors received a response. Solicitor Marge replied that there have been none.

Mr. Burke advised that the County Council TIF vote will be held on November 6, 2025. Council members should try to attend if possible.

NEW BUSINESS:

NONE

ORDINANCES:

NONE

RESOLUTIONS:

NONE

## BILLS AND ACCOUNTS:

Bills were in the amount of \$521,742.27 A motion to approve was made by Mr. Bracken. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

## PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Mr. Richard Groff of 425 S. 21<sup>st</sup> Street spoke against a future TIF for the LA Fitness property. He said the property is not blighted and this should not happen. Mr. Groff does support the Dixie TIF.

Mr. Dominic Mazzella-DiBosco owner of 1800 Butler Street said he received a notice of violation for banners outside of Kiran Restaurant. Ms. Garcia explained that placing the signs without zoning approval is a violation of the Borough zoning ordinance. These types of banners/flags are governed by zoning ordinance. She advised Mr. Mazella to remove the signs or submit a zoning application to see if and where they can be placed on the property.

Mr. Joseph Sipel of 1805 Ferry Street, resident of Wilson for 50 years and also a rental property owner commented on the change in Mr. Bartee's demeanor when County Council and Wilson Council ask the important questions regarding the Dixie and the TIF. He noted that Mr. Bartee was unwilling to promise he will be in the area for the length of the TIF, although the residents of the Borough will be and will most likely be paying increased taxes. He added that the Borough itself needs more income to sustain Borough operations. He expressed disappointment in the lack of visible progress at the site. He urged Council to do their due diligence and keep asking questions.

## CAUCUS

Motion by Mr. Lipari to enter Caucus at 8:26 pm. Second by Mr. Wacik and Council concurred.

Council exited Caucus at 9:15 pm. The Caucus was held under Section 708 of the Sunshine Law – Pending/Threatened Litigation and no action was taken.

Motion by Ms. Hurd to fully support Mr. Bracken regarding the exchange/response between Mr. Bracken and Skyline Development. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Motion by Mr. Lipari to have Solicitor Margle respond to the October 15, 2025 letter from Skyline Development directed at Mr. Bracken. Second by Mr. Wacik. Mr. Burke added that Skyline should be willing to communicate with all Council Members. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Motion by Mr. Wacik to have Solicitor Margle draft a letter to Skyline as a result of their failure to provide confirmation of the thirty-million-dollar figure provided at a public meeting by Mr. Bartee and failure to respond when a discrepancy was noted to this figure. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Allen, Ms. Hurd, Mr. Lipari, Ms. Muzac and Mr. Wacik. Motion passed with an 8-0 vote.

Council requested Ms. Garcia to proceed with an RFP advertisement for services as approved at a previous meeting.

Ms. Hurd thanked Ms. Garcia for all her work.

Mr. Lipari reminded all that budget meetings will begin at 6:00 pm on Monday, November 10, 2025.

## ADJOURNMENT:

Mr. Wacik made a Motion to adjourn at 9:28 pm. Second by Mr. Bracken and Council concurred.

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STEPHANIE N. JONES  
CLERK/TREASURER