

WILSON BOROUGH  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
November 10, 2025

The first meeting of November 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	Grace Hurd	Susan Allen
Charles Wacik	Jeffrey Bracken	John Burke	Michael Figueroa

ABSENT:

Kimberlee Muzac

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 27, 2025, by Mr. Wacik. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS AGENDA ITEMS ONLY:

NONE

GUEST:

NONE

COMMUNICATIONS AND PETITIONS:

NONE

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

Mr. Burke spoke about the recent Northampton County Council meeting where the Dixie TIF Ordinance vote failed. He expressed his disappointment, as the project has Borough, School and resident support. He stated that Mr. Bartee and Skyline Development are planning to move forward.

Ms. Hurd said she was present at the meeting and also addressed County Council. Ms. Hurd felt that County Council President Ms. Vargo-Heffner’s speech may have changed the minds of others who were in favor of the TIF.

Mr. Bracken added that he was not at the meeting, but watched the live stream. He was alarmed as he did not feel the Borough Council did a great job of representing itself by accusing County Council of dragging its feet and not working in the best interest of Wilson Borough.

Mr. Bracken stated that work done by the IDA is very time-consuming and in depth.

He suggested that Borough Council meet with County Council and inquire as to what can be done to work as a team to push projects such as this over the line.

Mr. Bracken stated that he is in favor of the project and has voted yes. He asked if any others who have made disparaging remarks regarding the project have received a letter from the developer.

Ms. Hurd asked which Council people should speak to County Council. Mr. Bracken stated that would need to be given consideration before being decided.

Mayor Barrett stated Mr. Bartee had approached Easton’s RDA. He asked if this was for the Dixie Project. Mr. Bracken noted it was for the LA Fitness Project. Mr. Burke stated he did not know.

Mr. Bracken asked if there was a meeting after the County Council vote in Executive McClure’s office. Mr. Burke stated that Mr. Bartee and Ms. Smith met with Mr. McClure.

Mr. Bracken noted that it would be good to have Mr. Bartee present a cash flow statement and business plan.

Mr. Bracken questioned why it was stated that he should not be part of the RDA/IDA Committee because he has too much on his plate. He has been doing the research and is prepared. Mr. Figueroa said that Mr. Bracken has provided significant research and has been doing the legwork and should be part of the committee. Mr. Bracken stated that it was discussed via email that he should not be included in the committee because his opinion differed from Mr. Burke's. Mr. Burke said that he wanted fresh eyes on the topic.

Mr. Figueroa discussed creation of an IDA/RDA. He stated that the Borough only has two blighted properties and the operating costs of an IDA/RDA are far more significant than stated in the first information packet.

Mr. Bracken pointed out that the information packet from the Committee says that it is against state law for the Borough to certify blighted property. Mr. Margle stated that the Dixie Project was determined to be blighted by the Wilson Borough Planning Commission. This was a legal designation. Blighted is defined in the law and the law does not require an IDA/RDA to certify a blighted property.

Mr. Lipari stated that he is in favor the project and has voted for it, but he is concerned with a request for an IDA/RDA in the Borough from one developer.

Mr. Margle requested that the minutes reflect that: 1. No one is attempting to silence Mr. Lipari. 2. There is no vote before the Council this evening. 3. Mr. Margle has seen no movement or evidence on the part of Skyline or any other developer that wants to "create a city and make the Borough pay for it". 4. Mr. Margle has not heard of any developer that has threatened to "pick up his ball and go home".

Ms. Gable said her committee's investigation into an IDA/RDA is based on future ventures. Mr. Hurd apologized for any inaccuracies and said her report is just a beginning point.

Solicitor Margle stated that 38 municipalities in the Commonwealth have created IDA/RDAs.

#### COMMUNICATIONS FROM THE MAYOR:

Mayor Barrett congratulated the Wilson School's Drama, Cheering and Cross County groups.

Veterans Day Parade will be held tomorrow, November 11, 2025. Wreaths will be placed and the High School Band will be present.

Mr. Barrett stated he is disappointed with the vote on the Dixie TIF and also the opposition to the Scannell Wood Avenue project.

Mr. Bracken asked Mr. Margle to reach out to Scannell to get a progress report.

#### COMMUNICATIONS FROM THE BOROUGH MANAGER:

Ms. Garcia presented Council with the 2026 COLA for the recipients of the Police Pension Plan benefits. The 2026 COLA will be 2.8% and in Foster and Foster's opinion, granting the COLA will not have any adverse effects to the funding of the pension plan. Motion by Mr. Lipari to grant the COLA. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

Motion by Mr. Lipari to create a Steering Committee for the exploration of joint services between West Easton Volunteer Fire Company and Wilson Borough Fire Department. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

#### REPORTS OF COMMITTEES:

##### GENERAL GOVERNMENT:

Mr. Bracken stated the next meeting will be held via Teams on November 13, 2025. Magistrate Yetter will also be participating.

Mr. Bracken spoke about his efforts to establish/reestablish the Athletic Commission. He would like to explore creating a coalition that would provide athletic mentors and is still researching. Mr. Bracken would like to include Williams Township, West Easton, Glendon and Riegelsville in the Coalition.

##### PROTECTION TO PERSONS & PROPERTY:

##### POLICE:

Chief Meehan said he was recently made aware of a non-matching grant for up to \$1,000,000 for infrastructure upgrades. The Police Department has a need for more storage space. Motion by Ms. Gable to allow the Borough Engineers to apply for a LSA grant to put a storage facility on the Borough owned property located at 2017 Hay Terrace. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

Mr. Lipari asked if the pool bath-house could be used for temporary storage for the department. Chief Meehan stated that the facility is not temperature controlled and is not secure enough for records. Mr. Lipari asked Mr. Margle if he had looked into the deed for the Meuser pool property. Solicitor Margle said he has and it needs to be used for a public purpose.

#### FIRE:

Ms. Garcia asked Ms. Gable if any decisions have been made with the fire recovery cost services. Ms. Gable said the Fire Committee will be meeting tomorrow to discuss.

#### PUBLIC WORKS:

Mr. Wacik made a motion to accept the resignation of Mr. James Carroll- Public Works, with regrets. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

#### PARKS:

NONE

#### CODE COMMITTEE:

Next meeting to be determined.

#### CELEBRATION COMMITTEE:

Annual Christmas Tree Lighting event will be held on November 28, 2025 from 5:30 pm to 7:00 pm.

#### COMPREHENSIVE PLAN:

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

#### CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

NONE

#### ATTORNEY:

Mr. Margle will reach out to Scannell's attorney and get an update on the project's progress.

Solicitor Marge reported on the Lehigh Drive-Beatty ongoing issue. Ms. Wall has issued notices of violation and the DEP is involved for matters involving an illegal driveway and non-permitted work in a waterway. A Board of View hearing on the eminent domain should be held in December.

Mr. Margle met with Magistrate Yetter to discuss fines charged for violations of Borough Ordinances. Mr. Bracken stated he would like to create a landlord committee to set standards for what is expected from them. He would like Magistrate Yetter to be involved so he understands the Borough's requirements and can assist in holding landlords to a standard.

The Stephen Kessler litigation for quiet titled property has been discontinued without prejudice by Mr. Kessler.

Mr. Bracken stated that Mr. Margle's response letter to Skyline was sent before Council review/approval and advised that he felt the letter did not need to be sent. Mr. Margle stated that it was important to respond and have the response on record in case there is litigation.

Mr. Margle stated Council needs to review and consider for advertising the Air-BnB Ordinance and Fee Schedule Ordinance.

Ms. Garcia asked Mr. Burke if the Code Committee has a list of revised fees. Mr. Burke stated that the Code Committee will meet at 5:15 pm on November 19, 2025 prior to the next budget meeting. A list of revised fees will be prepared and presented.

#### OLD BUSINESS:

Mr. Bracken addressed St. Luke's non-profit tax status resulting in lost revenue to the Borough and asked if a meeting can be set up to see if they may be able to provide any assistance to the Borough. Mayor Barrett said he will set up a meeting.

Mr. Figueroa asked if online advertising is acceptable to meet State Code advertising laws. Mr. Margle stated not at this time.

NEW BUSINESS:

NONE

ORDINANCES:

NONE

RESOLUTIONS:

NONE

BILLS AND ACCOUNTS:

Bills were in the amount of \$178,482 A motion to approve was made by Mr. Wacik. Second by Mr. Bracken. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Mr. Kevin Monk 2213 Fairview Avenue addressed Council. He thanked Council for their dedication and hard work. He is in support of the Scannell project and appreciates the trail improvements.

Mr. Monk was disappointed in the Dixie TIF vote at County Council. He added that he had been in contact with a County Council elect who is in favor of moving the Dixie project forward.

He cautioned Council to not appear to be pushing developers away. Mr. Bracken said this Council does want to see development but needs to be cautious at the same time.

Mr. Richard Groff of 425 S. 21<sup>st</sup> Street said he attended all three of the County Council meetings on the Dixie TIF. He stated the Republicans on County Council had a great deal of concern with the loss of revenue for 20 years. He added that another issue was the amount being given in-lieu for affordable housing. Mr. Groff advised a conversation should be had with the new Council elects, Executive and the developer.

Mr. Joseph Sipel of 1805 Ferry Street commented that the Borough has no revenue coming in while the Council is addressing how County Council can derive more funding from the TIF. He added there are options to better the Borough's standing with the TIF. Mr Bracken suggested the Borough bring in a consultant to review the TIF on behalf of the Borough.

Mayor Barrett asked if the potential stop sign at 20<sup>th</sup> and Lehigh Streets has been addressed. Ms. Garcia will notify Ms. Wall to investigate.

Solicitor Margle requested Council execute Deeds for parcels at the Dixie Property under the PRD. Motion to allow execution by Mr. Burke to the General Purpose Authority by Mr. Wacik. Second by Ms. Gable. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Lipari and Mr. Wacik. Motion passed with an 8-0 vote.

CAUCUS

NONE

ADJOURNMENT:

Mr. Wacik made a Motion to adjourn at 9:15 pm. Second by Mr. Bracken and Council concurred.

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STEPHANIE N. JONES  
CLERK/TREASURER