

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
December 22, 2025

The second meeting of December 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:

| | | | |
|---------------|-----------------|----------------------|------------------|
| Shaun Gable | Susan Allen | Kimberlee Muzac-late | John Burke |
| Charles Wacik | Jeffrey Bracken | Russel Lipari | Michael Figueroa |

ABSENT:

Grace Hurd

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 to approve meeting minutes from December 8, 2025, made by Mr. Lipari. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Mr. Wacik and Mr. Lipari. Motion passed with a 7-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS - AGENDA ITEMS ONLY:

NONE

GUEST:

NONE

COMMUNICATIONS AND PETITIONS:

NONE

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

A motion by Ms. Gable to appoint Mr. Wacik as the resident member of the West Easton/Wilson Steering Committee. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen and Mr. Lipari. Mr. Wacik abstained. Motion passed with a 6-0-1 vote.

COMMUNICATIONS FROM THE MAYOR:

NONE

COMMUNICATIONS FROM THE BOROUGH MANAGER:

NONE

REPORTS OF COMMITTEES:

GENERAL GOVERNMENT:

Mr. Bracken stated he will schedule a meeting in January after Council reorganization.

PROTECTION TO PERSONS & PROPERTY:

POLICE:

NONE

FIRE:

NONE

PUBLIC WORKS:

NONE

PARKS:

NONE

CODE COMMITTEE:

Next meeting is to be determined.

CELEBRATION COMMITTEE:

NONE.

COMPREHENSIVE PLAN:

Ms. Garcia stated that a grant the Borough had applied for was denied. She added that she is currently seeking other grant opportunities.

CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

Planning Commission will meet January 6, 2026, to discuss the WASD stadium. Solicitor Margle will report to Council.

A special Zoning Hearing Board meeting has been scheduled for January 13, 2025, and will include a review of an appeal from Soundtech Alarm and Locksmith regarding property at 1711 Northampton Street.

CAUCUS

Motion made by Ms. Gable to enter a caucus at 7:10 pm. Second by Mr. Bracken and Council concurred.

Council returned from Caucus at 7:40pm.

The purpose of the caucus was to discuss litigation and personnel matters.

A motion to authorize Borough Solicitor to address messages from a certain resident, warning them that any further contact with the Borough in such fashion could result in the filing of harassment charges by police or the solicitor himself, made by Ms. Allen. Second Mr. Figueroa. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

ATTORNEY:

Solicitor Margle attended a hearing on December 10, 2025, in reference to a property at 1850 Butler Street. Defendant was about 30 minutes late, and defendant plead guilty and maximum fine was imposed. Defendant will be appealing.

Solicitor Margle advised that the condemnation of the Lehigh Drive property has become stagnant due to the current owner appealing the amount of compensation and continuing to perform unpermitted and illegal work on the property and within the floodplain. The Borough owns the land by condemnation, and violations have occurred subsequent to the taking. Solicitor Margle stated further that the Pennsylvania Department of Environmental Protection (DEP) will be taking action against Mr. Beatty, who constructed an unauthorized entrance ramp from his property to Lehigh Drive, encroaching upon a waterway. The Borough Zoning Officer has issued a Notice of Violation and will be coordinating with DEP regarding enforcement and fines.

Solicitor Margle reviewed the Earned Income Tax (EIT) and the real estate transfer tax. He explained that, in the Commonwealth of Pennsylvania, a 2% transfer tax is incurred upon the sale of a property. Statutorily, the tax is the responsibility of the buyer; however, in most transactions it is customarily split between the buyer and seller at 1% each. Of the total transfer tax, 1% is shared between the school district and the Borough, and the remaining 1% is allocated to the county Recorder of Deeds. Solicitor Margle stated that changes to this allocation could only occur by: (1) reaching an agreement with the school district, or (2) submitting a formal request to modify the percentage allocation as it relates to the borough.

Solicitor Margle reported that he spoke with Senator Boscola's office regarding the Earned Income Tax (EIT). He explained that there are two types of EIT: a commuter EIT and a local employee EIT. With respect to the commuter EIT, there is a mechanism by which an EIT modification may be imposed on commuters. The EIT rate is set at 1% and cannot be modified by ordinance; rather, it may only be modified by referendum. Senator Boscola's office will be providing additional information regarding the process for establishing a commuter EIT.

Mr. Bracken asked Solicitor Margle if the Borough may proceed with implementing an increased real estate transfer tax. Solicitor Margle advised that the borough cannot receive more than its statutory 0.5% share. Mr. Bracken stated that, based on research he has conducted, other municipalities have increased their real estate transfer tax. Solicitor Margle stated he will investigate.

Mr. Bracken stated there were two ordinances due for this evening. Solicitor Margle stated he will be in the office tomorrow, Tuesday, December 23, 2025, and will come by with the advertisements and ordinances.

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ORDINANCES:

NONE

RESOLUTIONS:

NONE

BILLS AND ACCOUNTS:

Bills were in the amount of \$276,772.21 A motion to approve was made by Mr. Bracken. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Mr. Burke, Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Mr. Bundro of 1844 Fairview Ave. addressed council with his concerns about sewer/garbage billing. Mr. Budro was asked by Chief Meehan to please step back. Mr. Bundro became argumentative and Chief Meehan escorted him out of the meeting.

Borough residents expressed concerns about the condition of a certain home on 2nd Street. There have been several serious and violent episodes on this block. Chief Meehan stated they do not care about being arrested or fined by the Magistrate. Mayor Barrett said the police will collaborate with residents. Solicitor Margle advised the Chief to put together a summary of the events that have happened over the last year and have Council, Zoning and Code Enforcement review it.

Mr. Mark McCarty of 2339 2nd Street commented if the home in question is so bad, the Borough should condemn it.

ADJOURNMENT:

Ms. Wacik made a Motion to adjourn at 8:46 pm. Second by Mr. Figueroa and Council concurred.

STEPHANIE N. JONES
CLERK/TREASURER