

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
December 8, 2025

The first 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	Grace Hurd	Susan Allen	Kimberlee Muzac
Charles Wacik	Jeffrey Bracken	Russel Lipari	Michael Figueroa

ABSENT:

John Burke

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 budget meeting minutes from November 19, 2025, made by Mr. Bracken. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

A motion to approve meeting minutes from November 24, 2025, made by Mr. Bracken. Second by Mr. Wacik. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

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

Mr. Richard Groff of 425 S. 21st Street commented he agrees with the one mill tax increase, but suggested placing Borough advertisements/ordinances on the Borough website.

CAUCUS

Motion made by Mr. Bracken to enter a caucus at 7:05 pm. Seconded by Mr. Wacik and Council concurred.

Council exited Caucus at 7:35 pm. The Caucus was held under Section 708 of the Sunshine Law – Pending/Threatened Litigation.

Ms. Gable made a motion to authorize the Borough Solicitor to take the necessary steps for Borough Council and Wilson Borough to join as co-plaintiffs in anticipated litigation to be filed by Kaplin-Stewart on behalf of Scannell. Mr. Bracken seconded the motion. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

Ms. Julie Bernstein of Kaplin-Stewart, a colleague of Attorney Marc Kaplin and an attorney working with the developer Scannell, advised Council that they are moving forward with filing a challenge, as the attorneys have received all the necessary outside agency approvals.

GUEST:

NONE

COMMUNICATIONS AND PETITIONS:

NONE

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

NONE

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:

A motion was made by Mr. Wacik to hire full-time Police Officer Mulenga Malama. Second by Ms. Gable. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

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 3, 2026, to discuss the WASD stadium.

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.

ATTORNEY:

Solicitor Margle advised that he attended the Zoning Hearing Board meeting for Kaplan's Awnings. He stated that the project was well presented and will be a substantial improvement to the property. The Zoning Hearing Board approved the plan unanimously.

Solicitor Margle will be attending a hearing on December 10, 2025, in reference to a property at 1850 Butler Street. He will advise Council of the outcome.

Solicitor Margle advised the condemnation of the Lehigh Dr. property has become stagnant because current owner appealed the amount paid and has also continued to do unpermitted/illegal work on the property/floodplain. The Borough owns the land by condemnation and there are violations that have taken place after the fact. Solicitor Margle states that a resolution is forthcoming.

Solicitor Margle has two ordinances that were spoken about at the last meeting that are being processed and will be ready for the next Council meeting to vote to advertise.

Solicitor Margle advised that he has conducted research on the EIT, Commuter EIT, and property transfer tax. Mr. Bracken asked how the process would begin. Solicitor Margle stated that he needs to prepare an ordinance for action and that it will be ready for the next Council meeting. Ms. Garcia asked if the EIT is based on the calendar year, and Solicitor Margle confirmed that it is, however, the Commuter EIT can be implemented at any time of the year. Solicitor Margle further advised that the transfer tax is limited by state law, but the Borough can request a modification to the percentage. He also stated that he has been in contact with Senator Boscola's office, as state involvement is required. Mr. Bracken asked if Solicitor Margle will have something prepared by the next meeting, and he confirmed that he will.

Ms. Garcia advised that since Airbnb and Fee ordinances were not prepared, they did not get advertised. Council must now hold the December 22, 2025 meeting to approve the ordinances. Solicitor Margle advised he will have both ready for her for advertisement tomorrow.

Solicitor Margle advised that he received a request for a legal opinion from Mr. Bartee. Solicitor Margle explained that he was reluctant to provide one because the request asked him to predict how Borough Council would act, which he stated he cannot do. Solicitor Margle noted, however, that Council is expected to view the matter favorably. He added that Council will keep an open mind and apply the law and the Borough's priorities accordingly, but he cannot say with certainty that Borough Council will adopt it.

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ORDINANCES:

Ordinance # 818, 2026 Budget and fixing the real estate tax millage at 26.5 mills. A motion to approve Ordinance #818 made by Mr. Bracken. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

RESOLUTIONS:

Resolution #1310, Emergency Operations Plan Adoption. A motion to approve Resolution #1310 made by Ms. Gable. Second by Ms. Hurd. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

Resolution #1311, billing services agreement with PA Fire Recovery Service LLC permitting Ms. Garcia and President Burke to sign the contract between PA Fire Recovery Service LLC and Wilson Borough. A motion to approve Resolution #1311 made by Mr. Wacik. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

Resolution #1312, 2026 Salary Resolution. A motion to approve Resolution #1312 made by Mr. Figueroa. Seconded by Ms. Hurd. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

BILLS AND ACCOUNTS:

Bills were in the amount of \$150,120.20 A motion to approve was made by Mr. Wacik. Second by Mr. Bracken. A roll call vote followed. Yes votes cast by Mr. Bracken, Mr. Figueroa, Ms. Gable, Ms. Allen, Ms. Hurd, Mr. Wacik, Ms. Muzac and Mr. Lipari. Motion passed with an 8-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

Mr. Richard Groff of 425 S. 21st Street commented that residents should have an opportunity to discuss ordinances that have been passed during a meeting. Mr. Lipari advised that Mr. Groff had an opportunity at the beginning of the meeting, when the agenda allowed for public comment on meeting agenda items.

Mr. Kenneth Wells of 2220 4th Street asked if there is a leash ordinance. Chief Meehan advised yes, a person must have control of their dog at all times.

Ms. Hope Hurd of 1803 Fairview Ave. stated she does not know what goes on behind closed doors, but she asked as a resident that things done by the Borough Council are done peacefully and using as much logic and facts as possible. She wants to see civility maintained and wants to see different municipalities working together.

CAUCUS

A motion to enter a caucus at 8:01 pm to discuss a personnel matter made by Mr. Bracken. Second by Mr. Wacik. Council unanimously agreed.

Council exited Caucus at 8:10 pm. The Caucus was held under Section 708 of the Sunshine Law – to discuss personnel matters and no action was taken.

ADJOURNMENT:

Ms. Allen made a Motion to adjourn at 8:12 pm. Second by Mr. Wacik and Council concurred.

STEPHANIE N. JONES
CLERK/TREASURER